



GRASSROOTS
REALTY GROUP

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137 Saddlecrest Circle NE
Calgary, Alberta

MLS # A2328023



\$969,999

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,925 sq.ft.	Age:	2025 (1 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning 2,925 sq. ft. brand-new luxury home in the desirable community of Saddle Ridge, featuring a legal 2-bedroom basement suite and exceptional upgrades throughout. From the moment you enter through the grand double front doors, you are welcomed by an impressive open-to-below foyer, 9' ceilings on all levels, and elegant 8' doors on the main and upper floors. This spacious home offers 5 bedrooms above grade, including a convenient main floor bedroom with a full bathroom, perfect for guests or extended family. The upper level features two primary bedrooms, each with custom feature walls. The main primary retreat includes a luxurious 5-piece ensuite and a walk-in closet with double-door entry, while the second primary bedroom offers a 3-piece ensuite and built-in makeup vanity. Two additional bedrooms, a full bathroom, laundry room, and a beautifully finished bonus room complete the upper level. The main floor showcases two living spaces with feature walls, a chef-inspired kitchen with ceiling-height cabinetry, quartz countertops, upgraded appliances, a high-end chimney hood fan, and a convenient spice kitchen. Additional highlights include luxury vinyl plank flooring, upgraded lighting fixtures, tile-to-ceiling bathroom finishes, extra-wide windows, glass railing staircase, entryway bench, and custom cabinet shelving throughout. The fully finished legal 2-bedroom basement suite with separate entrance provides excellent flexibility for extended family or rental income potential. With modern design, premium finishes, and a prime Saddle Ridge location close to parks, schools, shopping, and amenities, this exceptional home offers the perfect blend of luxury and functionality. GST is included in the price. First-time home buyers may qualify for a GST rebate, making this an incredible opportunity. Book your

private showing today!