



GRASSROOTS
REALTY GROUP

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13 Saddlecrest Green NE
Calgary, Alberta

MLS # A2328876



\$549,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,457 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Pantry, Walk-In Closet(s)		

Inclusions: Window Coverings (Blinds), Shed

Welcome to 13 Saddlecrest Green NE, a home designed with everyday family life in mind. The main floor offers a bright, comfortable layout where everyone can stay connected, from the spacious kitchen and dining area to the inviting living room with a cozy gas fireplace. Step outside from the dining area onto the rear deck, making summer barbecues, outdoor meals and watching the kids play in the yard easy and convenient. Main-floor laundry, a powder room and direct access to the double attached garage add even more practicality. Upstairs, the generous primary bedroom features a walk-in closet and private four-piece ensuite, creating a comfortable retreat at the end of the day. Two additional bedrooms and a second full bathroom provide plenty of room for children, guests or a home office. The fully finished basement gives the whole family more space to spread out, with a large recreation room ready for movie nights, toys, games, hobbies or a home gym. A third full bathroom and additional storage complete the lower level. Outside, the fenced backyard offers a large lawn, established garden beds, a storage shed and a deck for relaxing, entertaining or watching the kids play. Located in the established community of Saddle Ridge, the home is close to schools, playgrounds, parks, pathways, shopping and everyday services. Saddletowne Station provides access to Calgary Transit's Blue Line and convenient connections to Stoney Trail and Metis Trail make commuting and travelling around the city easy. With three bedrooms, three and a half bathrooms, a finished basement and a double attached garage, this is a home with the space, flexibility and location to grow with your family.