



GRASSROOTS
REALTY GROUP

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110 Saddlecrest Landing NE
Calgary, Alberta

MLS # A2342310



\$685,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,109 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.08 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Shingle Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	none		

Beautifully upgraded and spacious home ideally located in a quiet cul-de-sac in Saddle Ridge. This 2,108 sq. ft. home offers 5 bedrooms, a bonus room, a main-floor den, and 3.5 bathrooms, providing plenty of space for a growing family. The main floor features an inviting layout with upgraded kitchen finishes and appliances, a convenient minibar, upgraded bathrooms, new ceiling lights and modern metallic heat vents. The east-facing bonus/loft area provides excellent natural light and additional living space. The fully developed basement includes 1 bedroom, a den and a full bathroom, with a separate entrance and currently rented out. Outside, enjoy an extended driveway with parking for up to 4 vehicles plus an insulated double garage. The fully fenced backyard features a concrete pad and a garden space. Additional upgrades include a Culligan water softener and drinking water RO filtration system. The location is hard to beat, directly across from a park and within walking distance to Saddle Ridge School, bus transit, Savanna Market and the saddletown LRT station. A great opportunity to own a spacious, upgraded home in one of Calgary's desirable communities. Book your showing today!