



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

345 Saddlecrest Way NE
Calgary, Alberta

MLS # A2343533



\$639,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,899 sq.ft.	Age:	2005 (21 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 345 Saddlecrest Way NE, an exceptional six-bedroom home designed to bring generations together in the heart of vibrant Saddle Ridge. With a bedroom on every level—including one on the main floor and two in the fully developed basement—this thoughtfully planned residence offers outstanding flexibility for large or multigenerational families. Whether accommodating parents, adult children, extended family, guests, or a home office, everyone can enjoy the comfort, privacy, and space they deserve. Freshly painted and beautifully updated, the home delivers a bright, welcoming atmosphere from the moment you arrive. Granite countertops throughout add timeless style and durability, while the kitchen is equipped with a glass-top stove, refrigerator, and dishwasher—all approximately one year old—making everyday meals and family gatherings effortless. The fully finished basement expands the possibilities with two bedrooms, a full bathroom, and a generous recreation area—an ideal setting for movie nights, children’s play space, teenagers, guests, or extended family. Combined with the convenient main-floor bedroom, this versatile layout makes it easier for several generations to live comfortably under one roof while still enjoying their own space. Major improvements offer valuable peace of mind. The exterior has been refreshed with new roof shingles, siding, gutters/eavestroughs, and a new garage door, enhancing both curb appeal and long-term confidence. A new hot water tank and furnace installed in 2026 add even more comfort and efficiency, making this a home where many of the important updates have already been completed. Saddle Ridge is one of northeast Calgary’s most dynamic and family-oriented communities, celebrated for its cultural diversity, welcoming

atmosphere, and everyday convenience. Families will appreciate access to nearby public and Catholic schools, including Saddle Ridge School and Light of Christ School, along with local parks, playgrounds, ponds, and pathways. Shopping, groceries, restaurants, professional services, and daily essentials are close at hand at Saddletowne Circle and surrounding retail centres. The nearby Genesis Centre offers recreation, fitness, community programs, and gathering spaces for all ages, while Saddletowne LRT Station and convenient access to major roadways make commuting throughout the city simple. Spacious, extensively updated, and ideally located, this remarkable six-bedroom property offers the flexibility today's families need and the room future generations can grow into. More than a home, it is a place where family can stay connected, traditions can flourish, and lasting memories can be made.