



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

126 Saddlecrest Way NE
Calgary, Alberta

MLS # A2346421



\$644,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,356 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

Welcome to this spacious 2-storey home in the family-friendly community of Saddle Ridge! Offering over 2,355 sq. ft. of developed living space, this well-designed home features 5 bedrooms and 2.5 bathrooms, providing plenty of room for a growing family. The main floor offers a bright and functional layout with a comfortable living room, dining area, dedicated office, and well-appointed kitchen featuring an abundance of custom cabinetry, providing excellent storage and functionality for everyday family living and entertaining. Upstairs, the spacious primary bedroom features a 4-piece ensuite and walk-in closet, while a generous family room provides additional space to relax or gather with family. Three additional bedrooms and a 5-piece bathroom complete the upper level. The partially finished basement adds even more flexibility with an additional bedroom and ample storage space, offering plenty of potential for future development or additional living needs. Enjoy added peace of mind with several important recent upgrades, including a newer furnace and hot water tank, as well as a new roof. Outside, enjoy a fenced backyard with garden space, perfect for kids, pets, or enjoying the warmer months. The double attached garage provides parking for two vehicles, with additional driveway space allowing room for up to four vehicles total. Conveniently located close to parks, playgrounds, a pond, schools, shopping, and walking and biking paths, this home offers a great combination of space, functionality, and value in an established Calgary community. Don't miss the opportunity to make this Saddle Ridge home your own!