



GRASSROOTS
REALTY GROUP

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249 Saddlecrest Way NE
Calgary, Alberta

MLS # A2351716



\$699,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,344 sq.ft.	Age:	2006 (20 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Basement - Fridge, Electric Stove, Range Hood

Welcome to this beautifully maintained and thoughtfully updated home, offering an exceptional combination of space, comfort, and versatility. Freshly painted throughout, with professionally shampooed carpets, this home is move-in ready and designed to accommodate modern family living. The main floor impresses with 9 foot ceilings, an open flex room ideal for a home office, convenient main-floor laundry, and luxury vinyl plank flooring installed throughout in 2026. The inviting open concept design boasts an attractive kitchen with a corner pantry & a large island, a spacious dining area, and a living room featuring a gas fireplace, creating a warm and welcoming space to relax or entertain. Upstairs, discover 4 good sized bedrooms and an impressive bonus room, providing plenty of space for the entire family. The lovely primary bedroom serves as a private retreat, complete with an ensuite bathroom and a huge walk-in closet. Adding tremendous value is the separate entrance leading to the basement suite (illegal), featuring 2 bedrooms, a combined living & dining area, a full kitchen, and a 4-piece bathroom. The exterior features durable stucco siding and a double attached garage that is insulated & drywalled. Significant recent upgrades provide added peace of mind, including a new Roof in 2025, new Windows on the north and west sides in 2025, and a stylish Garage Door in 2024. The Hot Water Tank & high-efficiency Furnace were both replaced in 2024, while solar panels on the roof offer the potential for improved energy efficiency. With its spacious layout, functional design, basement suite (illegal), and extensive recent improvements, this home presents an outstanding opportunity for families seeking comfort, flexibility, and long-term value. A fantastic property with space to grow and features to appreciate!

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