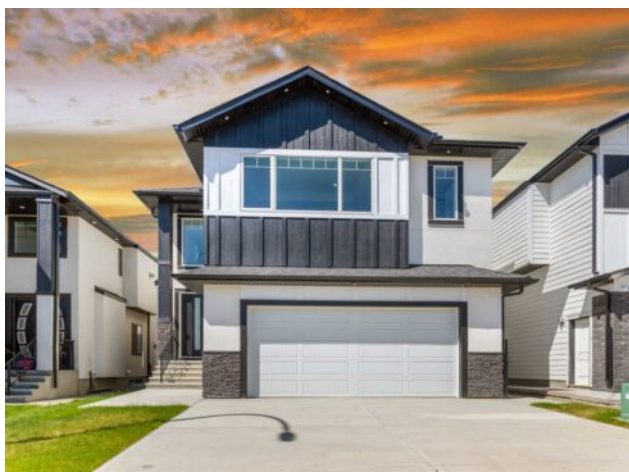


145 Saddlecrest Circle NE
Calgary, Alberta

MLS # A2229550



\$1,100,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,855 sq.ft.	Age:	2025 (0 yrs old)
Beds:	8	Baths:	6
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)

Inclusions: none

WELCOME to your dream home in the heart of Saddle ridge NE Calgary's desirable community! With a wide 38-foot frontage and a thoughtfully designed layout, this beautiful property is ideal for first-time home buyers and growing families. Step inside through elegant double doors with open to below area and to an open-concept main floor featuring 9-foot flat ceilings and rich hardwood flooring that adds both space and style. A full bedroom and bathroom with a sleek 10mm glass shower on the main floor make this home perfect for multi-generational living or accommodating guests. Enjoy cooking in the modern chef's kitchen, complete with a stylish backsplash, oversized countertops, and plenty of cabinet space. A separate spice kitchen with gas stove adds extra convenience—perfect for busy family meals and entertaining. Upstairs, you'll find a large bonus room with wide stairs and glass railings leading the way—an ideal space for movie nights or a kids' play area. The luxurious double-door master bedroom offers a relaxing retreat, complemented by two additional good-sized bedrooms and a forth bedroom with 4 pic private bathroom—perfect for teens or extended family. What makes this home truly stand out is the income potential: it includes two basement units—a legal 2-bedroom suite and a separate studio—ideal for rental income or mortgage support. Don't miss this amazing opportunity to own a spacious, modern home designed with families in mind. Call your favorite REALTOR today to schedule a private tour!