

**127 Saddlecrest Grove NE**  
**Calgary, Alberta**

**MLS # A2235594**



# \$999,999

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,517 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** None

7 BEDROOMS | 5 BATHROOMS | 2-BEDROOM LEGAL BASEMENT SUITE | SPICE KITCHEN | DUAL PRIMARY SUITES | 9 FT BASEMENT CEILINGS | MASSIVE CONCRETE PATIO | DOUBLE ATTACHED GARAGE | SOUTH-FACING BACKYARD Incredible opportunity to own a spacious and functional home in the heart of Saddlecrest! This 2,550+ sq ft home (above grade) is built on a generous 32x115 ft conventional lot and offers everything a growing or multi-generational family needs &mdash; including a 2-bedroom legal basement suite with its own full kitchen, separate side entrance, and 9 ft ceilings. The main level welcomes you with a grand double-door entrance, leading into a thoughtfully designed layout that includes two large living areas, a main floor den/office (can be used as a 5th bedroom), and a full bathroom. The gourmet kitchen features built-in appliances and is complemented by a fully equipped spice kitchen with ample cabinet space. Upstairs offers dual primary bedrooms, each with their own ensuite, plus two additional bedrooms, a full bathroom, and a conveniently located laundry room. The south-facing backyard is an entertainer's dream with a massive concrete patio, ideal for family gatherings and summer BBQs. The double attached garage and wide driveway provide plenty of parking. Conveniently located just minutes from Savanna Bazaar, Saddletowne Station, Genesis Centre, schools (including Gobind Sarvar), and major routes like Stoney Trail, Metis Trail, and Airport Trail. Only 15 minutes to Calgary International Airport. This home checks all the boxes&mdash;location, layout, income potential, and outdoor space. Don't miss out!