

**201 Saddlecrest Way NE  
Calgary, Alberta**

**MLS # A2286442**



**\$689,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,056 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Oversized		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Street		

<b>Heating:</b>	Central, Exhaust Fan, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Shed		

**JEWEL OF A DEAL | RENOVATED - SADDLECREST HOME - SIDE ENTRY | PRIME LOCATION** This exceptional home offers the perfect combination of style, function, and location—just steps from the pathways, parks, schools, shopping, transit, and major expressways. Enjoy year-round access to the community's premier amenities. Saddle Ridge's long-standing heritage, combined with a diverse community, exemplifies Calgary's cultural mosaic and its past, present, and future. Meticulously crafted and upgraded, this URBAN STYLE home offers over 2,897 sq ft of living space, including 4 bedrooms, 3.5 bathrooms, a bonus room, and a fully finished lower level. The main floor features an open-concept design with a bright, spacious great room anchored by a cozy gas fireplace, flowing seamlessly into the dining area and chef-inspired kitchen. The kitchen is designed for both efficiency and entertaining, featuring new Shaker-style cabinetry, a gas cooktop stove with a custom hood cover, upgraded stainless steel appliances, a walk-in pantry, a chevron tile backsplash, upscale lighting, and a dramatic central island with a flush eating bar and an undermount steel sink. Gleaming luxury vinyl wide plank floors and upgraded tile in all baths elevate the space. Upstairs, a front bonus room—perfect for family movie nights—offers a den/office setup with the expansive primary suite from two additional bedrooms at the rear of the home. The primary retreat includes a spa-inspired ensuite with a deep soaker tub, a separate shower, and a large walk-in closet. The fully developed basement includes a side entry door, adds a fourth flex room/bedroom, a full bathroom, and a spacious recreation area, providing versatility for guests, extended family, or a home gym. Outdoor living is easy with a low-maintenance landscaped yard, two deck

areas, and mature landscaping. The home's curb appeal is enhanced by stone accents, wood details, a panelled garage door, and a covered front entry. Additional features: Oversized, pie-shaped yard with no rear neighbours; modern lighting and plumbing fixtures; white-painted baseboards, casings, and doors; upscale wall decor and wainscotting. With its ideal location, functional floor plan, and quality finishes, this home delivers both comfort and convenience. Call your friendly REALTOR® today to arrange your private tour!