



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

186 Saddleland Crescent NE
Calgary, Alberta

MLS # A2229913



\$769,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,315 sq.ft.	Age:	2006 (19 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)		

Inclusions: none

Spacious 7-Bedroom Home | LEGAL Basement Suite | Over 3,300 Sq. Ft. of total Living space | Prime Location Welcome to this beautifully maintained, 7-bedroom family home situated on a quiet, family-friendly street in a desirable community. With over 3,300 sq. ft. of developed living space, this property offers exceptional value, functionality, and income potential thanks to its fully LEGAL basement suite. Recent Upgrades: New roof shingles (2025) New siding (2025) New rear windows (2021) New hot water tank (2025) New washer and dryer Central air conditioning Main Floor Features: Grand open-to-above foyer Formal living room (can double as a dining area) Spacious family room with fireplace Open-concept kitchen with granite countertops, stainless steel appliances, and an existing electric stove with gas line also available—allowing for an easy future upgrade to a gas stove if desired Bedroom/den—perfect for guests or a home office Access to a large west-facing backyard with a spacious deck Upper Floor: 4 generously sized bedrooms 2 full bathrooms, including a large primary suite with private ensuite LEGAL Basement Suite: Separate private entrance 2 large bedrooms with oversized windows 1 full bathroom Spacious living and dining area Currently rented for \$1,300/month plus 40% utilities Tenant is reliable and willing to stay, providing excellent mortgage assistance Additional Highlights: Double attached garage with electric vehicle charging station Gas line also available in the garage Extended concrete driveway for additional parking Location Perks: Close to parks, playgrounds, public transit, and shopping Walking distance to top-rated schools: Saddle Ridge Elementary (K–4) Hugh A. Bennett School (K–6) Light of Christ School (K–9) This home shows

pride of ownership throughout and is ideal for large families, investors, or anyone seeking a multi-generational living setup in a thriving community. Act fast—homes like this are rare and move quickly!