



**GRASSROOTS**  
REALTY GROUP

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**124 Saddlecrest Boulevard NE**  
**Calgary, Alberta**

**MLS # A2230752**



**\$629,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,675 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<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>	Full, Partially Finished, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Well-Maintained 2-Storey Home in Prime Saddleridge Location. Welcome to this beautifully kept 2-storey home, ideally situated in one of Saddleridge's most sought-after communities. Enjoy the convenience of being close to schools, Genesis Centre, public transit (including LRT & bus routes), and extensive shopping options. Most major school bus routes stop right in front of the house &mdash; perfect for families! The main floor features stylish laminate flooring, a spacious living room with a cozy gas fireplace, and an open-concept kitchen with modern stainless steel appliances. You'll also find a dining area, a convenient half bath, and access to a large back deck &mdash; ideal for entertaining. Upstairs, the primary bedroom includes a 4-piece ensuite bath, while two additional well-sized bedrooms share another full 4-piece bathroom. The partially finished basement includes a versatile room that can be used as an office, gym, or guest space. Outside, the home is fully fenced, landscaped, and comes with a double attached garage. Located near the airport, Savanna Bazaar, and offering quick access to Stoney Trail, this home is both practical and well-connected. Don't miss out &mdash; book your private showing today!