



**GRASSROOTS**  
REALTY GROUP

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

**167 Saddlecrest Grove NE**  
**Calgary, Alberta**

**MLS # A2232601**



**\$1,050,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,060 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Level		

<b>Heating:</b>	Forced Air	<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>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

<b>Inclusions:</b>	Basement: Refrigerator, Electric Range, Chimney Hood Fan, Washer/ Dryer
--------------------	---

Welcome to this thoughtfully designed 7-bedroom, 5-bathroom residence in the heart of Saddle ridge. Built in 2023, this home offers over 4200 square feet of functional and stylish living space on a generous pie-shaped lot. From the eye-catching double door entry and open-to-above foyer to the stylish black hardware accents and spindle railings, every detail has been carefully curated. The main floor features two spacious living areas, a convenient den, and a full bath—perfect for guests or multi-generational living. A gourmet’s dream, the custom kitchen boasts glossy cabinets, a large center island, built-in oven and microwave, and an adjacent spice kitchen with a gas range. There’s even a cozy gas fireplace for chilly Calgary evenings. Upstairs you’ll find two spacious primary bedrooms, each with tray ceilings, walk-in closets, and double-door entries. One features a luxurious 5-piece custom shower for a spa-like experience. A generous bonus room and laundry area on this level keep life organized and comfortable. The fully legal 2-bedroom basement suite includes its own kitchen, living area, and a private entrance—ideal for rental income or extended family. And, yes, it’s already rented—so sit back and let the investment roll in. Located close to parks, grocery stores, transit, and schools like Nelson Mandela High School, this home is incredibly walkable. Whether you need your morning coffee, a playground for the kids, or a quiet stroll, it’s all nearby. If space, style, and location are high on your list, this home checks all the boxes!