



**GRASSROOTS**  
REALTY GROUP

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**57 Saddlecrest Park NE**  
**Calgary, Alberta**

**MLS # A2233457**



**\$735,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,084 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<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>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

**Inclusions:** none

Spacious Family Home with Walkout illegal Basement Suite in a Prime Location!&nbsp;Discover this stunning 2,800+ sq. ft. of living area, this beautiful home featuring a fully finished walkout basement illegal suite with a separate entrance.&nbsp;The main floor boasts an open-concept layout with a family-sized kitchen equipped with quartz countertops, stainless steel appliances, and a pantry. The cozy living room features a gas fireplace, while the dining area opens to a full-width raised deck with vinyl covering and glass railings. A formal dining room doubles as a home office or den, and main-floor laundry adds convenience.&nbsp;Upstairs, a spacious bonus room provides a great family space. The primary bedroom includes a 5-piece ensuite with a soaker tub and separate shower, while two additional well-sized bedrooms share a 4-piece bath.&nbsp;The walkout basement suite (illegal) includes a huge bedroom, kitchen, living area, and a 4-piece bath, with potential to add another bedroom. The fully fenced and landscaped backyard features extra concrete on both sides and a concrete patio under the deck.&nbsp;Prime location&mdash;walking distance to Calgary Transit, Saddletown LRT, schools, parks, and shopping. Don't miss out&mdash;book your private viewing today!