



**GRASSROOTS**  
REALTY GROUP

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**213 Saddlecrest Place**  
**Calgary, Alberta**

**MLS # A2237237**



**\$715,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,684 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Level		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Granite Counters, Kitchen Island		

**Inclusions:** None

Immaculate 2-Storey Home with Walk-Up Basement & Suite Potential (depending on the Municipality's approval) 213 Saddlecrest Place NE, Calgary Pride of ownership shines in this recently renovated and beautifully maintained 2-storey home, ideally located on a quiet street in the desirable community of Saddle Ridge. Featuring a separate walk-up basement entrance, this property offers excellent suite potential (non-legal, depending on the approval by the municipality), making it ideal for multi-generational living or future rental income. Step inside to a bright and inviting open-concept main level, showcasing upgraded maple hardwood flooring, spacious living and dining areas, and a modern kitchen with black appliances, a ceran top stove, and stunning granite countertops throughout the home. The entire home is outfitted with new European design windows, adding both style and energy efficiency. Stylish window coverings and an abundance of natural light complete the main floor's polished look. Upstairs features three generously sized bedrooms, including a primary suite with a 4-piece private ensuite and large walk-in closet. A spacious bonus room offers flexible space perfect for a home office, playroom, or media area. The unfinished walk-up basement presents a fantastic opportunity for development into a non-legal suite (depending on the approval of the municipality) or extra living quarters. Additional Highlights: Fully landscaped and fenced backyard Upgraded wood and vinyl plank flooring throughout Granite countertops throughout the home New European-style windows Move-in ready condition Conveniently close to parks, schools, shopping, public transit, and major roadways This home is perfect for families, investors, or buyers seeking extra space with income potential. A must-see property that blends comfort, quality upgrades, and versatility!

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