



GRASSROOTS
REALTY GROUP

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117 Saddlecrest Crescent NE
Calgary, Alberta

MLS # A2242428



\$779,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,341 sq.ft.	Age:	2007 (18 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot, Front Yard, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Quartz Counters		

Inclusions: N/A

****Exquisite Corner Lot Home in Saddleridge & Fully Renovated!**** Discover your perfect sanctuary in the heart of Saddleridge! This stunning corner lot home boasts modern finishes and a thoughtfully designed layout that caters to today's lifestyle. ****Main Floor:**** Step inside to an inviting open floor plan where the spacious living room, stylish kitchen, and dining area seamlessly blend together, creating an ideal space for entertaining family and friends. Enjoy the convenience of a separate family room, perfect for cozy movie nights or relaxed gatherings. ****Upper Level:**** Ascend to the upper level, where the luxurious primary bedroom awaits, featuring a spa-like ensuite that exudes elegance. The upper floor also includes a versatile bonus room—perfect for a home office or play area—along with three generously sized bedrooms, offering comfort and space for everyone. ****Illegal Basement Suite **** The fully finished basement offers a private suite with its own entrance, making it perfect for guests, extended family, or rental income potential. This additional living space enhances the functionality of this remarkable home. ****Outdoor Living:**** Situated on a spacious corner lot, the property features ample outdoor space for gardening, play, or simply enjoying the sun. Don't miss the opportunity to call this stunning Saddleridge home your own! Schedule a showing today and experience modern living at its finest! Note: Home has a custom built-in Bed in the primary bedroom, it is made on site and will come with the home.