



GRASSROOTS
REALTY GROUP

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144 Saddlecrest Place NE
Calgary, Alberta

MLS # A2245257



\$509,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,316 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Welcome to 144 Saddlecrest Place NE, a well-maintained detached home tucked into a quiet, family-friendly neighbourhood. With 4 bedrooms, 2.5 bathrooms, a fully finished basement, and a double detached garage, this property offers a comfortable and functional layout for everyday living. The main floor features a bright and open design with a welcoming living room, a modern kitchen with stainless steel appliances, and a spacious dining area ideal for family meals or entertaining. A two-piece bathroom and a versatile front den offer added flexibility, perfect for a home office, reading nook, or play area. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet, along with a full bathroom. The fully finished basement includes a large recreation room, a fourth bedroom, a full bathroom, laundry, and plenty of storage, ideal for families needing extra space. Step outside to a private, fenced backyard with a large deck and access to scenic walking paths. Located close to parks, shopping, and transit, this inviting home offers the perfect blend of comfort, practicality, and community living.