



GRASSROOTS
REALTY GROUP

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164 Saddlecrest Boulevard NE
Calgary, Alberta

MLS # A2246793



\$629,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,709 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions:	N/A
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This beautifully updated 3 bedroom, 2.5 bathroom detached home is located in the heart of Saddleridge and ready for its next chapter. Recent upgrades include brand new flooring, carpet, and modern appliances throughout. The functional main floor offers defined living and dining areas, while the upper level features generously sized bedrooms and a large bonus room – perfect for a family room, home office, or play space. With a west-facing front entrance and an east-facing backyard, you’ll enjoy bright morning light and cooler evenings. Close to schools, parks, shopping, and transit, this home blends comfort, style, and convenience.