



GRASSROOTS
REALTY GROUP

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508 Saddlecrest Boulevard NE
Calgary, Alberta

MLS # A2250307



\$625,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,656 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

Inclusions: Exterior roll down security shades on windows & doors.

Unbeatable value! Beautifully upgraded & meticulous family home on a manicured south exposure lot, just $\frac{1}{2}$ block to the elementary school. This expanded "Monaco" by Shane Homes is a spacious 1,658 sqft two storey, with additional 500 sqft of professional development in the lower level. From the moment you arrive you'll appreciate the pride of ownership and attention to detail. Spacious living room with bay window and full-size dining area which can also be a great space for a computer station. The country-style kitchen is a highlight with extensive cabinets, pull-out drawers, step-in pantry, full custom file backsplash and center island with a 2-stool breakfast bar. The adjoining eating area has plenty of room for a large family to enjoy meals together. A full-size picture window with sun guard glass, brings in an abundance of natural light and overlooks the deck; garden door leads directly to the deck, yard and detached garage (back lane access). Completing the main floor is a $\frac{1}{2}$ bath for guests. The upper level has 3 spacious bedrooms, a 4-piece bath and laundry which is convenient for a busy family. The primary bedroom offers privacy with a spa-inspired ensuite and walk-in closet. The lower level has a 4th bedroom (window to egress), 4-piece bathroom, space to add a family room and plenty of storage too. Enjoy the sunshine on the deck then retreat inside to the beautifully air-conditioned home. Many upgrades include new roof shingles & eaves in 2025, custom tile flooring, central air conditioner, water softener, custom built cedar fence with "hidden" front & back gates, security roll shutters on all lower level windows, main floor windows & doors, plus on the garage! Retired couple spent 6 months travelling since building this home, so very little wear & tear! Smoke-free. Best value in Saddle

Ridge!! Immediate possession.