



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**106, 95 Saddlecrest Circle NE
Calgary, Alberta**

MLS # A2252179



\$549,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,679 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 252
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, See Remarks		

Inclusions: N/A

Welcome to Unit 106 at Saddlecrest Living - a rare 5-bed, 4-full bath end unit in a brand-new 43-townhome community redefining modern suburban living in Calgary's Northeast. Thoughtfully planned across three levels with an attached garage, this home was designed for families who value both space and flexibility. A standout feature is the main-floor guest suite with full bath and private rear entry - perfectly suited for multigenerational living, aging parents, independent teens, or extended family, while also offering potential as a private retreat for guests or supplemental income. The open-concept main level is the heart of the home, where design and comfort meet. 9-foot ceilings create openness, complemented by triple-pane windows that maximize natural light and improve efficiency. Floor-to-ceiling cabinetry, premium quartz countertops, and sleek stainless steel appliances define the kitchen with a modern, high-end finish. The primary ensuite features a custom shower with built-in seat, while full-height tile finishes add sophistication to each bathroom. Warmth and comfort are layered through carpeted upper levels, balanced by the durability of luxury vinyl plank flooring on main living areas. Elevated finishes throughout set this residence apart from typical area builds, offering a refined yet welcoming atmosphere for family connection. Built with resilience and longevity in mind, the home is wrapped in stucco and Hardie siding engineered for Calgary's climate, offering enhanced hail protection and ensuring lasting quality with low maintenance. Life at Saddlecrest Living means being part of a connected community: walk to schools, playgrounds, the Saddletowne LRT, shopping, clinics, and fitness centers, with effortless access to Stoney Trail, Calgary International Airport, Costco, CrossIron Mills, and New Horizon Mall. Whether this is your first home, the

next step for your growing family, or a smart long-term investment, Unit 106 delivers space, versatility, and community in one of Calgary's most dynamic corridors. Please note - all units in this 6-plex (MLS A2251736), including Unit 106, are available for purchase individually or as a full package.