



GRASSROOTS
REALTY GROUP

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442 Saddlecreek Way NE
Calgary, Alberta

MLS # A2253905



\$762,500

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,614 sq.ft.	Age:	2002 (23 yrs old)
Beds:	9	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)

Inclusions: 2x Stoves, 2x hood fans, alarm system (panel only. any contracts will be cancelled for the new owner in time for possession), storage shed

Welcome to 442 Saddlecreek Way NE, a rare opportunity in the vibrant community of Saddle Ridge. This spacious two-storey home offers a total of nine bedrooms, making it ideal for large or multigenerational families as well as investors seeking strong rental potential. The thoughtful layout includes five bedrooms on the upper level, two bedrooms on the main floor, and a bright two-bedroom illegal basement suite with a private side entrance and shared laundry. The main level features a generous kitchen with three pantries and plenty of counter space, creating the perfect gathering place for family meals and entertaining. The open living and dining areas are complemented by a cozy fireplace, while the oversized double attached garage provides additional convenience. The primary suite includes a jetted tub and separate shower, offering a private retreat within the home. Situated on a large rectangular lot with extra parking, this property is only minutes from the Saddletowne C-Train station, shopping, and community amenities. Families will appreciate having Saddle Ridge School (K–4) nearby for younger children, as well as Nelson Mandela High School (Grades 10–12), a modern facility serving the area’s older students. With its flexible floor plan, rental income potential, and close proximity to schools and transit, this property presents endless possibilities. Whether you are looking for a home that accommodates multiple generations or an investment with strong returns, 442 Saddlecreek Way NE is ready to welcome its next owners.