



**GRASSROOTS**  
REALTY GROUP

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**43 saddlecrest Link NE**  
**Calgary, Alberta**

**MLS # A2268990**



**\$960,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,560 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this stunning two-storey executive home offering over 3400 SQFT of refined living space plus a fully developed 2 BEDROOM LEGAL SUITE. Designed with elegance and functionality in mind, this high-end residence showcases premium finishes, a thoughtful layout, and modern curb appeal in one of the area's most sought-after neighborhoods. The main floor features an open-concept design with a spacious living and dining area, a gourmet kitchen with quartz countertops, designer cabinetry, and a large island perfect for entertaining. The family room offers a cozy atmosphere ideal for relaxing or hosting guests, while large windows flood the space with natural light. Upstairs, discover Four generous bedrooms, 2 MASTER BEDROOMS including a luxurious primary suite with a walk-in closet and spa-inspired ensuite. The second level also includes a full bath, convenient laundry area, and an open loft for a home office or reading nook. The finished LEGAL basement SUITE adds even more versatility, featuring a large family/recreation room, an additional 2 bedrooms, a full bathroom, and a laundry/storage area. Located in a quiet, family-friendly community, this home is close to schools, parks, shopping, restaurants, and transit, offering the perfect blend of luxury and convenience. Don't miss your opportunity to own this exceptional property!!