

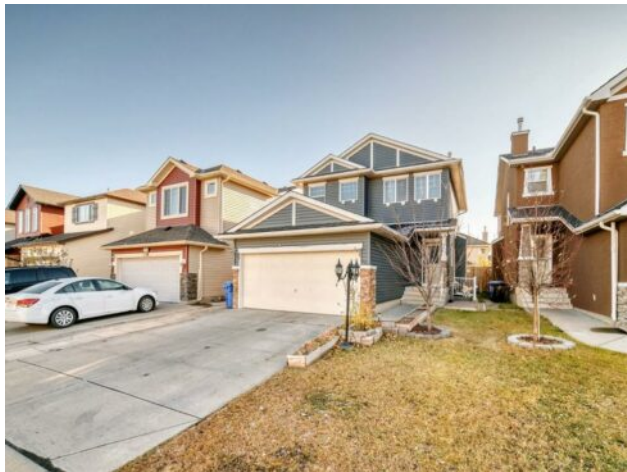


GRASSROOTS
REALTY GROUP

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216 Saddlecrest Way NE
Calgary, Alberta

MLS # A2269316



\$639,999

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,467 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Level, Rectangular Lot		

Heating: Fireplace(s), Floor Furnace, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

Priced to Sell ! Welcome to this beautifully upgraded home located on a quiet street in the heart of Saddleridge. Thoughtfully designed with functionality and comfort in mind, this home offers an open-concept layout featuring 9 ft ceilings on the main floor, a spacious great room with a cozy gas fireplace, and a main floor laundry for added convenience. The modernized kitchen showcases a central island, gas range with stainless steel appliances, and ample cabinetry—perfect for everyday cooking and family gatherings. Upstairs, all bedrooms are generously sized, including the primary suite with a walk-in closet and a 4-piece ensuite. This home has seen numerous upgrades over the years, including a new kitchen, flooring, appliances, vinyl siding (2021), and roof (2025)—ensuring peace of mind for years to come. The basement features a one-bedroom illegal suite with a separate side entry and spacious living room, offering excellent potential for extended family living or additional rental income. Step outside to a large south-facing backyard complete with a deck, BBQ gas line, and a gazebo—ideal for entertaining or relaxing on summer evenings. Additional storage sheds provide plenty of room for tools and outdoor equipment. Located in the highly desirable community of Saddleridge, this property is just minutes from schools, playgrounds, shopping, LRT, and all major amenities—offering the perfect blend of comfort, convenience, and value. Don't miss out—call your favourite REALTOR® today to book a private showing!