



GRASSROOTS
REALTY GROUP

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144 Saddlecrest Place NE
Calgary, Alberta

MLS # A2270779



\$459,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,310 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Front Yard, Interior Lot, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Pantry		

Inclusions: None

PRICED TO SELL | DETACHED | DOUBLE GARAGE | FINISHED BASEMENT | Investor and first-time home buyer Alert | Discover unbeatable value at 144 Saddlecrest Place NE — a standout opportunity in one of Saddle Ridge's most sought-after locations. This sharply priced, well-kept detached home delivers 1,310 sq ft, 4 bedrooms, 2.5 bathrooms, a fully finished basement, and a double detached garage, offering an impressive amount of space and function for today's families. Step inside to a bright, open-concept main floor featuring a welcoming living room, a modern kitchen with stainless steel appliances, and a spacious dining area designed for effortless hosting. The versatile front den is perfect for a home office, study, or kids' zone, complemented by a convenient half bath. Upstairs boasts three generous bedrooms, including a primary suite with a walk-in closet, plus a full bathroom. The developed basement adds even more value with a large rec room, a fourth bedroom, a full bathroom, laundry, and abundant storage — ideal for multi-generational living or growing families. Outside, enjoy a private fenced yard with a large deck and direct access to scenic walking paths — a rare bonus in this price range. Located minutes from parks, schools, shopping, and transit, this home is aggressively positioned for a quick sale and delivers the perfect mix of lifestyle, space, and affordability. Don't miss this opportunity — homes like this don't last long. Investor and first-time home buyer Alert