

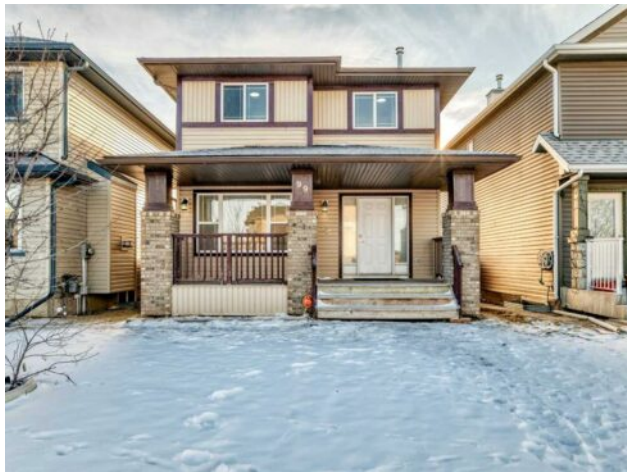


GRASSROOTS
REALTY GROUP

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99 Saddlecrest Way NE
Calgary, Alberta

MLS # A2276076



\$599,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,665 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: None

Welcome to this beautiful two-storey detached home located in the desirable community of Saddle Ridge. Offering exceptional space and versatility, this property features three bedrooms on the upper level plus two additional bedrooms in the basement (illegal suite) & Central Air Conditioner making it ideal for families or investors. The main floor welcomes you with a bright office/den featuring a large window, perfect for a home office or additional living space. The kitchen is thoughtfully designed with modern cabinetry, stainless steel appliances, ample storage, and a convenient pantry. The kitchen flows seamlessly into the dining area, enhanced by elegant hanging light fixtures, and continues into the spacious living room highlighted by a large window that fills the space with natural light. A 2-piece bathroom on this level adds everyday convenience. At the rear, the mudroom offers abundant storage and provides direct access to the backyard, where a wooden deck creates the perfect setting for relaxing summer evenings. The upper level hosts all three bedrooms and a laundry area. The generously sized primary bedroom includes a 3-piece ensuite and a walk-in closet, while the two additional bedrooms have spacious closets and large windows that bring in plenty of natural light. The illegal suite in basement features a separate exterior entrance and includes two bedrooms with walk-in closets, a full kitchen with appliances and ample cabinetry, a large living area, a full bathroom, and a dedicated laundry space, completing the basement. Outside, the large backyard offers plenty of room for children's play, entertaining, or outdoor enjoyment. Completing the property is a double detached garage, ideal for parking and extra storage. Located in the desirable community of Saddle Ridge, this property is just moments away from all the amenities you need.

Enjoy easy access to shopping, dining, schools, public transportation and recreational facilities, making this house the perfect choice for those seeking a convenient and comfortable lifestyle.