



**GRASSROOTS**  
REALTY GROUP

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**106 Saddlecrest Crescent NE**  
**Calgary, Alberta**

**MLS # A2276159**



**\$679,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,813 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Garden, No Neighbours Behind, Pie Shaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

**Inclusions:** N/A

Welcome to this well-maintained family home located in the desirable community of Saddleridge. Situated on a large pie-shaped lot measuring over 7,000 sq. ft. with no neighbors at the back, this property offers privacy, space, and excellent functionality for family living. The main floor features an open-concept layout with a spacious living room, dining area, and kitchen. The living room is highlighted by a fireplace and a custom-designed feature wall that adds character and style. Large windows allow for plenty of natural light throughout the main living area. The kitchen offers ample counter space and cabinetry, making it ideal for everyday living and entertaining. Upstairs, you will find a bright and generously sized bonus room, enhanced with its own feature wall, making it perfect for a family room, home office, or entertainment space. The primary bedroom includes a private ensuite bathroom and a thoughtfully designed feature wall, while two additional bedrooms—also featuring custom accent walls—share a full bathroom. The basement is undeveloped and provides excellent potential for future development or additional living space. The oversized backyard, made possible by the 7,000+ sq. ft. lot and backing onto open space, offers ample room for outdoor activities, gardening, or future landscaping, while providing added privacy with no rear neighbors. This home is conveniently located near walking paths, parks, schools, shopping, and public transit. An elementary school is within walking distance, and the C-Train station is approximately a 5-minute drive away. Call your favourite REALTOR® today to book a private showing.