



**9 Saddlecrest Crescent NE
Calgary, Alberta**

MLS # A2288082



\$769,888

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,342 sq.ft.	Age:	2006 (20 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Level, No Neighbours Behind,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 9 Saddlecrest Crescent NE—an upgraded and spacious 2-storey home in the heart of Saddle Ridge with a legal secondary suite and separate entrance! Offering 2,341 sq.ft. RMS above grade plus a finished basement, this property provides over 3,100 sq.ft. of total living space. The main floor showcases a bright and open layout with renovated kitchen cabinetry (2020s), formal dining and living areas, a cozy family room, and the rare convenience of a full bathroom on the main floor—ideal for multi-generational living. Extensive updates include new hardwood flooring (2020s), a new roof and siding from professionally completed hail repairs, and modern finishes throughout. Upstairs, you’ll find four generous bedrooms including a large primary with ensuite and walk-in closet, plus a versatile bonus room. The finished basement features two additional bedrooms, a full bath, a spacious eat-in kitchen, separate laundry, and a private entrance—offering excellent flexibility for extended family or guests. Additional highlights include a lot size of 342 sq.m. (3,681 sq.ft.) with a 36 ft. frontage, double attached garage, landscaped yard, gas fireplace, and outstanding curb appeal. Ideally located close to schools, parks, shopping, transit, and major roadways. Don’t miss this Saddle Ridge gem with modern upgrades, a legal suite, and a thoughtful floorplan—book your showing today!