



**16 Saddlecrest Park NE
Calgary, Alberta**

MLS # A2293201



\$699,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,849 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance		

Inclusions: NA

WELCOME to this spacious home featuring 5 BEDROOMS | 3.5 BATHROOMS | FULLY FINISHED BASEMENT WITH ILLEGAL SUITE | DOUBLE DETACHED GARAGE! The main floor offers a bright and functional layout with a spacious living room, separate family room, and a dining area filled with natural light from large windows. The kitchen provides ample workspace and storage, while a convenient full bathroom and laundry area complete the main level. Upstairs, the primary bedroom features a private ensuite with a relaxing soaker tub, walk-in shower, and a large walk-in closet. Two additional generously sized bedrooms and a 4-piece bathroom complete the upper level. The fully finished basement includes an illegal suite with a separate entrance, offering 2 bedrooms, a bathroom, kitchen, and living area — ideal for extended family or potential rental income. Outdoor swimming pool on property; currently not operational. Pool and related equipment are included in as-is condition. Enjoy the sunny, low-maintenance backyard and the convenience of a double detached garage. Ideally located close to walking paths, schools, shopping, public transit, Saddletowne C-Train Station, bus routes, and with quick access to Stoney Trail and major roadways.