



**53 Saddlecrest Place NE
Calgary, Alberta**

MLS # A2294625



\$659,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,404 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Interior Lot, Lawn, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Basement: Stove, Range Hood, Refrigerator, Washer, Dryer

Legal Walk-Out Basement Suite | 4-Bedrooms | 3.5-Bathrooms | Double Attached Garage | Open Floor Plan | Large Windows | Stainless Steel Appliances | Granite Countertops | Massive Backyard | No Neighbours Behind. Welcome to this beautifully maintained home offering 1,404 SqFt above grade plus a 667 SqFt legal walk-out basement suite—perfect for extended family or rental income. The main level boasts a bright and spacious open concept layout filled with natural light from large windows overlooking the backyard. The kitchen is thoughtfully designed with a raised breakfast bar with barstool seating, stainless steel appliances, granite countertops, ample cabinet storage and a corner pantry for additional convenience. The dining area is framed with windows and provides direct access to the sizeable rear deck—ideal for summer BBQs and outdoor lounging. The living room offers plenty of space to relax and entertain. A welcoming foyer with closet storage, a 2pc bathroom, and main floor laundry complete this level along with convenient access to the double attached garage. Upstairs you’ll find 3 generously sized bedrooms and 2 full bathrooms. The primary bedroom is a true retreat featuring a deep walk-in closet and a private 4pc ensuite complete with a soaking tub, walk-in shower and extended vanity with extra storage. Bedrooms 2 and 3 share a well-appointed 4pc bathroom with a tub/shower combo. The fully developed walk-out basement features a legal 1-bedroom suite with its own private entrance and separate laundry. The open concept layout provides a flexible living and dining space alongside a functional kitchen with laminate countertops, white appliances and ample cabinetry. The bedroom is spacious and located near the 4pc bathroom. Outside, enjoy a beautifully expansive backyard with a concrete patio off the basement

entrance and no neighbours behind—backing directly onto the walking paths and pond of Saddlecrest Blvd Park, creating an extended outdoor living experience. The front attached double garage and driveway provide parking for up to 4 vehicles with additional street parking available. Located in a family-friendly neighbourhood close to parks, pathways, shopping and all amenities. This is a fantastic opportunity to own a versatile home in a highly desirable community!