



**165 Saddlecrest Way NE  
Calgary, Alberta**

**MLS # A2298048**



**\$749,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,057 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance		

**Inclusions:** Shed

Welcome to this beautifully upgraded 2-storey home in the sought-after community of Saddle Ridge—offering exceptional value for families and investors alike. Featuring an illegal 2-bedroom basement suite with a separate entrance, this home is perfectly suited for multi-generational living or generating strong rental income. Thoughtfully renovated from top to bottom, this impressive home offers 5 bedrooms and 3.5 bathrooms with a bright, open-concept layout. The main floor showcases new flooring, fresh paint creating a clean and contemporary feel throughout. The fully redesigned kitchen is the centerpiece of the home, complete with sleek cabinetry, quartz countertops, a large island -perfect for both everyday living and entertaining.

Enjoy added privacy and open views as this home backs directly onto green space—meaning no neighbours behind you, a rare and highly desirable feature. Upstairs, you’ll find generously sized bedrooms and fully updated bathrooms featuring quartz counters and stylish fixtures. Elegant maple railings add a touch of warmth and sophistication to the upper level. You will be surprised by the enormous Bonus room which has the potential to be converted into an additional bedroom with room left over to keep a descent sized bonus room. The fully finished illegal basement suite includes 2 bedrooms, a full bathroom, kitchen, spacious living area and separate laundry—making it a true turnkey income opportunity. Ideally located close to schools, transit, shopping, parks, and all amenities, this move-in-ready home delivers the perfect blend of style, functionality, and investment potential.