



**149 Saddlecrest Green NE**  
**Calgary, Alberta**

**MLS # A2303890**



**\$674,888**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,267 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Ceiling Fan(s), High Ceilings, Pantry, Soaking Tub, Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** n/a

Well laid out 2-storey with an attached garage, set on a corner lot with a big deck out back. The main floor gives you options—a formal dining room that could just as easily work as a home office or den. The kitchen is spacious and practical with a pantry, open to the eating area and living room, where a gas fireplace adds a nice focal point. There’s also a main floor laundry room for everyday convenience. Upstairs, you’ll find a large bonus room with vaulted ceilings—great for a second living space, media room, or kids’ hangout. The primary bedroom includes a 4-piece ensuite, along with two additional bedrooms and another full 4-piece bath. The basement is undeveloped and ready for whatever you need next—extra living space, gym, or storage. Outside, the corner lot gives you a bit more breathing room, and the large deck is perfect for summer evenings.