



**288 Saddlecrest Way NE  
Calgary, Alberta**

**MLS # A2137505**



**\$729,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,379 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** GAZEBO, STORAGE SHED

Great place to call Home in the heart of NE Saddlecrest Community. The living room and formal dining space create an inviting atmosphere for formal dinners and entertaining. The open concept living area, including the kitchen, family room, and breakfast nook, provides a spacious and connected feel. A cozy fireplace with a raised hearth adds a touch of elegance to the family room. The kitchen is well-appointed with stainless steel appliances, a large center island, quartz countertops, a corner pantry, and solid wood cabinets. There's a sizeable den on the main level, which can serve as a home office or a playroom for kids. The powder room and laundry facilities are conveniently located on the main level. The well-sized deck with a pergola is perfect for outdoor entertaining. Garden enthusiasts will appreciate the planters and garden shed for their tools. The primary bedroom is spacious and features a 4pc ensuite with a separate shower and soaker tub, as well as a walk-in closet. Three additional well-sized bedrooms are located on the upper level, along with a 4pc bathroom. A spacious bonus room on the upper level offers extra living space for the family. The basement is unfinished, allowing for customization and potential future expansion. The home has a new gas stove installed in 2023 and a new two-door refrigerator installed in 2022. It appears to be a well-maintained and versatile family home with modern amenities and potential for customization in the basement.