



**57 Saddlecrest Park NE
Calgary, Alberta**

MLS # A2160214



\$760,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,061 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

PRIME LOCATION | WALKOUT BASEMENT | EAST FACING. Welcome to this spacious 2,800 sqft of living space, offering a blend of comfort and functionality. The main floor boasts an open-concept layout, featuring a family-sized kitchen with elegant quartz countertops, a cozy living room with a gas fireplace, and a dining area that leads to a raised deck through sliding doors. The formal dining room can easily serve as a den or home office. For convenience, the laundry is located on the main floor. The upper floor includes a bonus room, perfect for family gatherings, a primary bedroom with a 5 Pc ensuite bathroom. along with 2 generously-sized bedrooms and a 4 pc family bath. The fully finished walkout basement suite has its own separate entrance and includes a one-bedroom illegal suite with a kitchen and living area. The exterior is equally impressive, with extra concrete on both sides of the home, a concrete patio at the suite entrance under the deck, and a fenced, landscaped yard. This home is ideally located within walking distance of Calgary Transit bus routes, the Saddletown LRT station, schools, and community parks.