



**22 Saddleland Crescent NE
Calgary, Alberta**

MLS # A2182746



\$878,887

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,402 sq.ft.	Age:	2006 (18 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Separate Entrance		

Inclusions: N/A

Rare Opportunity in Saddleridge & 8-Bedroom Family Home & 5 full bathrooms & with 2 bedroom illegal suite Basement with separate entrance and separate washer & dryer! Welcome to this exceptional property in the heart of Saddleridge, a vibrant and amenity-rich community in Calgary. Rarely does a home like this come to market—featuring 8 bedrooms, 5 full bathrooms, and over 3,400 sq. ft. of thoughtfully designed living space. Backing onto peaceful green space, this home offers a perfect balance of natural beauty and urban convenience, with parks, playgrounds, schools, and shopping centers just minutes away. Exterior Features: Designed with practicality and style in mind, this home boasts a stucco exterior, an extended concrete driveway, and concrete walkways that encircle the house. The front of the home is highlighted by grand double doors, while the back features a private patio and a fully fenced, east-facing backyard, ideal for enjoying Calgary's beautiful sunrises. The heated garage adds comfort during winter months, ensuring your vehicles are warm and ready to go. Main Floor ‐ Spacious and Inviting: Step into the striking open-to-below foyer, where large windows bathe the space in natural light. The main floor is adorned with elegant hardwood flooring throughout, creating a warm and sophisticated atmosphere. The open-concept layout is perfect for entertaining, with a spacious living room seamlessly flowing into the formal dining area. A rare full bathroom on the main floor adds incredible convenience, especially for multi-generational families. Down the hall, the heart of the home awaits—a chef-inspired gourmet kitchen equipped with ample cabinetry, sleek black stainless steel appliances, a corner pantry, generous counter space, and a large central island. Adjacent to the kitchen, the family room is a cozy retreat,

complete with a charming corner fireplace. Sliding doors from the dining area lead to the backyard, where you can unwind and enjoy serene views of the green space behind.

Upper Level ‐ Designed for Families: The second floor offers five well-appointed bedrooms, making it ideal for large or multi-generational families. The primary suite is a tranquil retreat with a spacious walk-in closet and a private ensuite, where you can relax and rejuvenate. Four additional bedrooms share a full bathroom, offering plenty of room for children, guests, or a home office.

Lower Level ‐ Side entrance & 2 bedroom Illegal Suite: The fully finished basement is accessible through a separate side entrance, offering incredible flexibility and additional living space. This level includes two generously sized bedrooms, a full bathroom featuring a luxurious steam shower, and an expansive family room. Whether used as a rental suite, in-law accommodation, or guest quarters, this illegal suite provides endless possibilities.