



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**150 Saddlecrest Crescent
Calgary, Alberta**

MLS # A2194973



\$699,999

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,916 sq.ft.	Age:	2006 (19 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

This stunning home in Saddle Ridge offers over 2,600 square feet of developed living space including basement, making it the perfect place for a growing family. With 3 spacious bedrooms and 2.5 bathrooms, there's plenty of room for everyone. The open-concept layout enhances the feeling of space, while large windows throughout ensure natural light fills the home all day long. The upper floor features three king-sized bedrooms, including a master suite that provides ample space for relaxation. It also includes a laundry room with shelving and extra storage, making everyday chores easier. A loft area adds even more living space, serving as an excellent second sitting room or entertainment area. The kitchen has been beautifully renovated with premium granite countertops, glass mosaic backsplash, and modern cabinetry that offers plenty of storage. The fully finished illegal basement, with a separate entrance, includes 2 additional bedrooms, a full bathroom, its own laundry area, and separate heating—perfect for a rental illegal suite or multi-generational living. Outside, the home has been updated with fresh stucco siding, new fascia, gutters, and trim. The fenced and landscaped backyard is a serene retreat, featuring a stucco-finished shed that complements the home's exterior. Located just a short walk from schools, bus stops, and playgrounds, and only minutes from the LRT, restaurants, shopping, and the Genesis Centre, this home truly offers the best in convenience and comfort.