



GRASSROOTS
REALTY GROUP

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193 Saddlecrest Place NE
Calgary, Alberta

MLS # A2212482



\$734,999

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,100 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Baseboard, Electric, Forced Air, Natural Gas

Floors: Vinyl

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Finished, Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1N

Utilities: -

Inclusions: NONE

Welcome to this beautifully updated and well-maintained residence offering comfortable and stylish living space. Featuring brand-new flooring, new modern kitchen cabinets, quartz countertops, granite backsplash, fresh paint, new blinds, and upgraded lighting fixtures, this home offers a perfect blend of luxury and functionality. School and park is just steps away from this property. All hail damage repairs have been professionally completed, providing peace of mind and move-in readiness. The main floor boasts a thoughtful layout with a office/den, modern kitchen, spacious living area, dining nook, half bath, and a convenient laundry area. Upstairs, you'll find a large bonus room, computer nook, and three well-sized bedrooms, including a luxurious primary suite complete with a custom tub and separate standing shower in the ensuite bathroom. The illegal basement suite features a separate side entrance and includes a kitchen, living space, bedroom, and full bathroom and inhouse laundry—perfect for extended family, guests, or rental potential. A unique and valuable feature of this home is the rear alley access, providing direct entry to a Steel shed-covered RV parking pad—ideal for RV owners or anyone needing additional secure parking. This exceptional property is a rare find in one of the community's most desirable locations. A true turn-key home with space, style, and versatility.