

**124 Saddlecrest Boulevard NE**  
**Calgary, Alberta**

**MLS # A2230752**



**\$629,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge                               |               |                   |
| <b>Type:</b>     | Residential/House                          |               |                   |
| <b>Style:</b>    | 2 Storey                                   |               |                   |
| <b>Size:</b>     | 1,675 sq.ft.                               | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Garage Faces Front |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                  |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Rectangular Lot       |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Partially Finished, Walk-Up To Grade   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |                   |     |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Well-Maintained 2-Storey Home in Prime Saddleridge Location. Welcome to this beautifully kept 2-storey home, ideally situated in one of Saddleridge's most sought-after communities. Enjoy the convenience of being close to schools, Genesis Centre, public transit (including LRT & bus routes), and extensive shopping options. Most major school bus routes stop right in front of the house &mdash; perfect for families! The main floor features stylish laminate flooring, a spacious living room with a cozy gas fireplace, and an open-concept kitchen with modern stainless steel appliances. You'll also find a dining area, a convenient half bath, and access to a large back deck &mdash; ideal for entertaining. Upstairs, the primary bedroom includes a 4-piece ensuite bath, while two additional well-sized bedrooms share another full 4-piece bathroom. The partially finished basement includes a versatile room that can be used as an office, gym, or guest space. Outside, the home is fully fenced, landscaped, and comes with a double attached garage. Located near the airport, Savanna Bazaar, and offering quick access to Stoney Trail, this home is both practical and well-connected. Don't miss out &mdash; book your private showing today!