

**81 Saddlecrest Green NE**  
**Calgary, Alberta**

**MLS # A2282129**



**\$739,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,843 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Low Maintenance Landscape, Rectangular		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	NONE		

Fully Renovated 2-Storey Home with Legal Basement Suite in Saddle Ridge Welcome to this beautifully renovated 2-storey home located in the desirable community of Saddle Ridge. Offering modern upgrades throughout and a 2-bedroom legal basement suite, this property is perfect for families or investors looking for additional rental income. This impressive home features 5 bedrooms and 3.5 bathrooms and has been fully upgraded from top to bottom. The bright and open main floor showcases luxurious new flooring, fresh paint, and knock-down ceilings, creating a modern and inviting living space. The fully redesigned kitchen includes contemporary cabinetry, quartz countertops, a large island, and brand-new stainless steel appliances, ideal for both everyday living and entertaining. Upstairs, you will find spacious bedrooms and beautifully updated bathrooms with quartz countertops and modern fixtures. Elegant maple railings lead to the upper level, adding warmth and style to the home. Major exterior and mechanical upgrades include: • New roof, siding, and gutters • New energy-efficient windows • New garage door • Updated plumbing and electrical fixtures The fully finished legal basement suite features a separate walk-up side entrance, offering excellent income potential or multi-generational living. The legal suite includes 2 bedrooms, a full bathroom, a modern kitchen, a spacious living/recreation area, and a separate laundry/utility room, along with its own high-efficiency furnace. Conveniently located near schools, transit, shopping centers, playgrounds, and recreational amenities, this move-in-ready home offers comfort, style, and exceptional value. A fantastic opportunity to own a fully upgraded home with rental potential in a prime location.