

**203, 95 Saddlecrest Circle NE**  
**Calgary, Alberta**

**MLS # A2290890**



**\$469,900**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Saddle Ridge                               |               |                  |
| <b>Type:</b>     | Residential/Five Plus                      |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                         |               |                  |
| <b>Size:</b>     | 1,559 sq.ft.                               | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 4                |
| <b>Garage:</b>   | Single Garage Attached                     |               |                  |
| <b>Lot Size:</b> | 0.02 Acre                                  |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, No Neighbours Behind |               |                  |

|                    |                              |                   |        |
|--------------------|------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle              | <b>Condo Fee:</b> | \$ 210 |
| <b>Basement:</b>   | None                         | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Stucco, Wood Frame | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete              | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks                  |                   |        |

**Inclusions:** N/A

MOVE-IN READY WITH IMMEDIATE POSSESSION | LIMITED-TIME BUYER INCENTIVE | NO CONDO FEES FOR 2 YEARS IF FIRM BEFORE APRIL 30 | EXCLUSIVE LIMITED-TIME PRICING ON THIS UNIT ONLY | 4 BED + DEN, 4 BATH TOWNHOME | TOTAL 1836 SF | MAIN-FLOOR PRIVATE GUEST SUITE | Welcome to Unit 203 at Saddlecrest Living, a brand-new townhome in a 43-unit community in Calgary's Northeast. This spacious home offers 4 bedrooms, a den, and 4 full bathrooms across three levels with an attached garage. A key feature is the private guest suite on the main floor with its own full bathroom and separate rear entrance, ideal for extended family, guests, or potential rental income. The main living area features an open layout with 9-foot ceilings and large triple-pane windows that bring in natural light while improving energy efficiency. The kitchen includes floor-to-ceiling cabinetry, quartz countertops and stainless steel appliances for a clean and modern design. Upstairs bedrooms provide comfortable space for families, while luxury vinyl plank flooring on the main level offers durability and easy maintenance. The exterior uses durable stucco and Hardie siding designed for Calgary's climate, providing strong hail protection and a major advantage for homeowners and insurance considerations. Saddlecrest Living is located in a family-friendly community close to schools, parks, Saddle Towne LRT, shopping, medical clinics and fitness centres, with quick access to Stoney Trail, Calgary International Airport, Costco, CrossIron Mills and New Horizon Mall. Opportunities to purchase a brand-new four-bedroom townhome at this price in the community are extremely limited. Images are of a similar middle unit in the same building and are for illustrative purposes only.