

46 Saddlecrest Gardens NE Calgary, Alberta

MLS # A2301088



\$774,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,351 sq.ft.	Age:	2007 (19 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Central, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Ceiling Fan(s), Double Vanity, Kitchen Island, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Welcome to this beautifully updated and spacious 2-storey home located in the highly sought-after community of Saddle Ridge, ideally situated steps from Saddleridge School and from parks, playgrounds, and everyday amenities. Extensive UPGRADES INCLUDE: New Roof & New Stucco Exterior, enhancing curb appeal and durability, New Garage Door** for a fresh, modern look. New Windows on the Backside, allowing more natural light. New Carpet & Fresh Paint on Upper-Level Doors and Baseboards, for a clean, updated interior. This impressive home offers 6 bedrooms and 3.5 bathrooms, making it perfect for large families or investors seeking strong rental potential. From the moment you step inside, you are greeted by a bright and open layout featuring 9 ft ceilings, large windows, and a modern design that fills the home with natural light. The main level boasts a spacious living area, a cozy family room, and a gourmet kitchen complete with stainless steel appliances, granite countertops, pot lights, and a generous pantry for ample storage. The dining area seamlessly leads to the backyard, perfect for outdoor enjoyment. Upstairs, you'll find a versatile bonus room, a full 5-piece bathroom, and three well-sized bedrooms. The primary suite is a true retreat, featuring a massive walk-in closet and a private 4-piece ensuite. The fully developed basement offers an illegal suite with a separate side entrance, complete with 2 spacious bedrooms, a full bathroom, separate laundry, a second kitchen, and a comfortable living area — ideal for extended family or additional income potential. Located in a prime NE Calgary location, this home combines space, upgrades, and unbeatable convenience. Come visit this home to experience the real charm.