

# \$759,900 - 46 Saddlecrest Crescent Ne, Calgary

MLS® #A2197535

## \$759,900

5 Bedroom, 4.00 Bathroom, 2,346 sqft  
Residential on 0.08 Acres

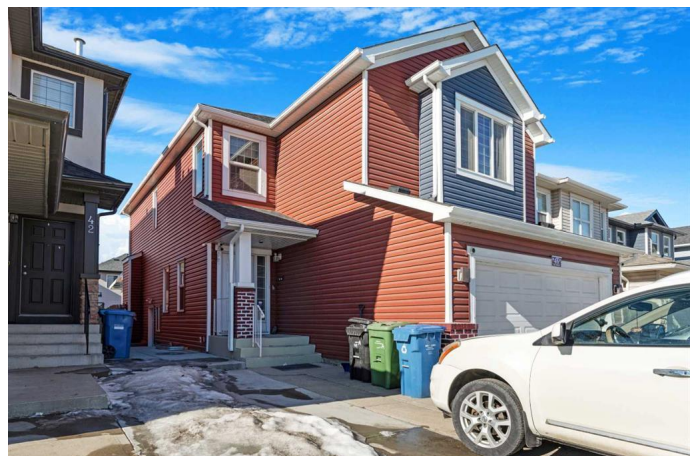
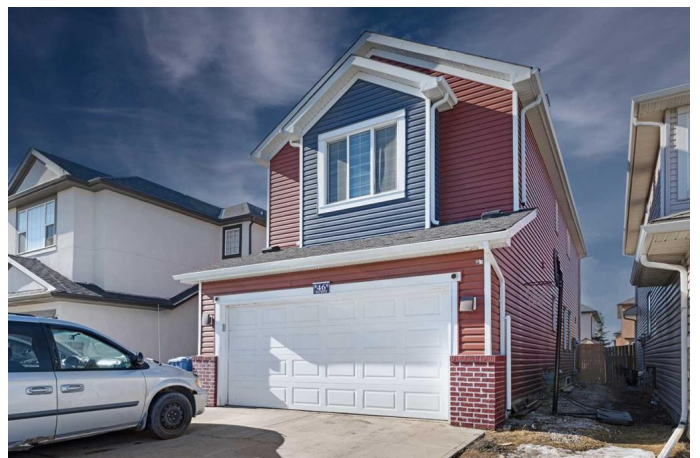
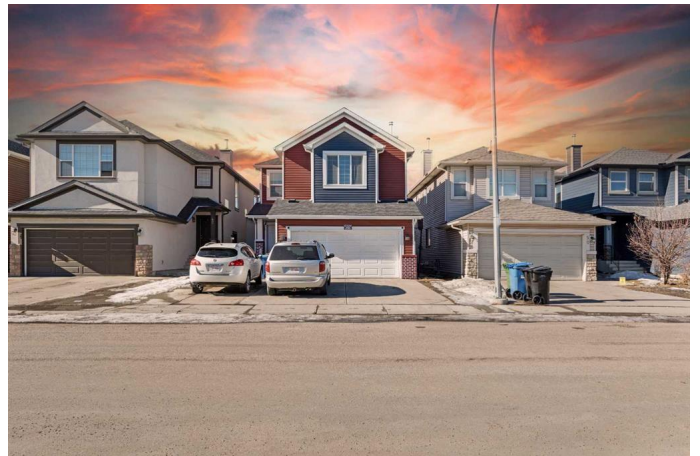
Saddle Ridge, Calgary, Alberta

Come and see this stunning, beautiful and well maintained home featuring a total of 6 bedrooms, 4 bathrooms, a bonus room, and over 3,200 sq. ft. of total living space, including a fully finished (illegal) basement suite with a separate entrance and laundry. Neat and clean main level with 9 FT ceiling, Living room, Family room with Gas Fire place, Kitchen with island and Pantry and breakfast nook. The upper level boasts four spacious bedrooms, including a luxurious primary suite with an ensuite and walk-in closet, along with a main bathroom, laundry room, and three additional well-sized bedrooms. The fully finished illegal basement suite offers a private side entrance, a second kitchen, two bedrooms (One bedroom has no window) and a 4-piece bathroom. Double front attached garage, one block to public school and bus, Close to shopping and Saddletown LRT station.

Built in 2006

### Essential Information

MLS® #	A2197535
Price	\$759,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,346
Acres	0.08



Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	46 Saddlecrest Crescent Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0C6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Level, Rectangular Lot, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed February 27th, 2025

Days on Market 36

Zoning R-G

## **Listing Details**

Listing Office URBAN-REALTY.ca

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