

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

MLS® #A2197535

**\$759,900**

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

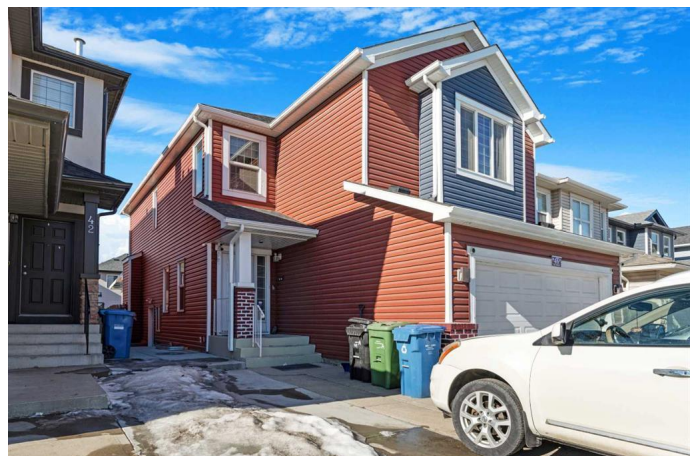
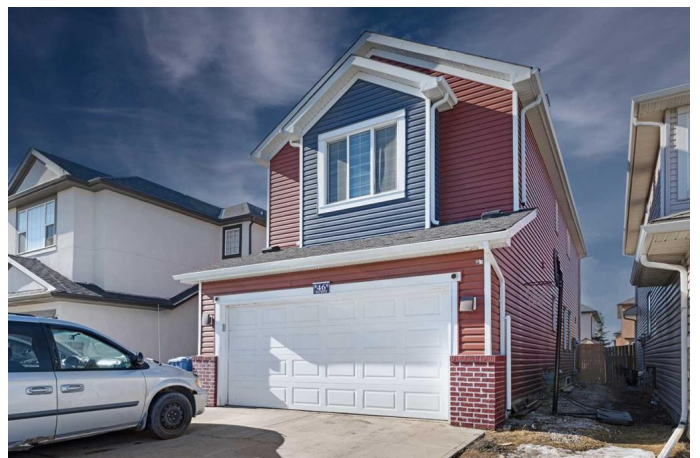
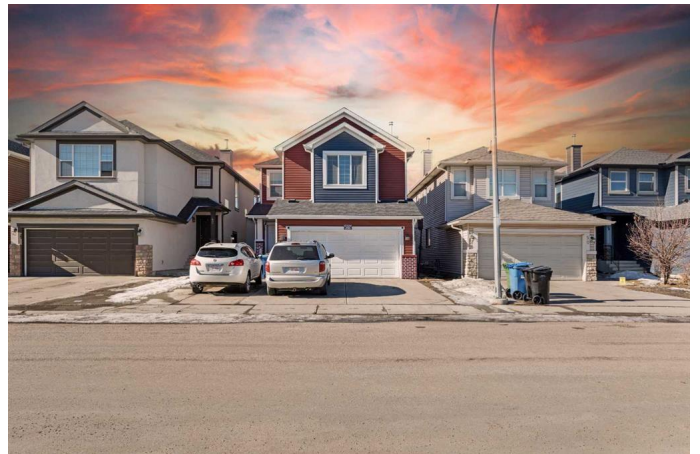
Saddle Ridge, Calgary, Alberta

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.