

57 Saddlecrest Park NE
Calgary, Alberta

MLS # A2233457

\$735,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,084 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

Inclusions: none

Spacious Family Home with Walkout illegal Basement Suite in a Prime Location! Discover this stunning 2,800+ sq. ft. of living area, this beautiful home featuring a fully finished walkout basement illegal suite with a separate entrance. The main floor boasts an open-concept layout with a family-sized kitchen equipped with quartz countertops, stainless steel appliances, and a pantry. The cozy living room features a gas fireplace, while the dining area opens to a full-width raised deck with vinyl covering and glass railings. A formal dining room doubles as a home office or den, and main-floor laundry adds convenience. Upstairs, a spacious bonus room provides a great family space. The primary bedroom includes a 5-piece ensuite with a soaker tub and separate shower, while two additional well-sized bedrooms share a 4-piece bath. The walkout basement suite (illegal) includes a huge bedroom, kitchen, living area, and a 4-piece bath, with potential to add another bedroom. The fully fenced and landscaped backyard features extra concrete on both sides and a concrete patio under the deck. Prime location—walking distance to Calgary Transit, Saddletown LRT, schools, parks, and shopping. Don't miss out—book your private viewing today!