

110 Saddlecrest Close NE  
Calgary, Alberta

MLS # A2180618



\$749,000

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,046 sq.ft.  | <b>Age:</b>   | 2003 (21 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Door Opener                      |               |                   |
| <b>Lot Size:</b> | 0.08 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Creek/River/Stream/Pond, Landscaped, Level, Private, Rectangul |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood                               | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Smoking Home, Pantry, Separate Entrance     |                   |     |

**Inclusions:** N/A

LOCATION, LOCATION - BACKING ONTO A TRANQUIL POND! This stunning two-storey home offers a private, sunny, west-facing backyard with breathtaking mountain views, all nestled on a quiet, family-friendly street. Conveniently located just minutes from schools, the LRT, and other amenities, this home exudes pride of ownership and features numerous upgrades throughout. The bright, open-concept main floor boasts a welcoming front foyer leading to a versatile flex room, a spacious kitchen with a corner pantry, tiled backsplash, and an oversized island with an eating bar. The adjacent dining nook opens to the backyard, making it perfect for barbecues. The main floor family room, complete with a cozy gas fireplace and tile surround, adds warmth and charm. Additional conveniences include a main floor laundry room. Upstairs, the luxurious primary suite features a walk-in closet and ensuite bathroom. A stunning bonus room with a unique barrel-vaulted entry, vaulted ceilings, Brazilian walnut hardwood floors, and a wall of large windows floods the space with natural light. The finished basement includes a separate entrance, offering 2 bedrooms, 1 bathroom, a full kitchen, and a family room—perfect for extended family or rental potential. A double attached front garage completes this incredible property. Don't miss this rare gem—book your showing today!