

## 15 Saddlecrest Link NE Calgary, Alberta

MLS # A2307305



# \$949,900

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,714 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** R-G

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Central Vacuum, Crown Molding, Kitchen Island, Pantry, Recessed Lighting, Separate Entrance, Tray Ceiling(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** none

Welcome to this beautifully upgraded two-storey home located in the highly sought-after community of Saddlecrest. Built in 2022, this home is loaded with premium features and modern finishes, offering both luxury and functionality. Boasting 5 bedrooms and 4 full bathrooms, this property also includes a 2-bedroom illegal basement suite, making it an excellent opportunity for extended family living or potential rental income. The main floor showcases elegant hardwood flooring, 8-foot doors, and flat painted ceilings, creating a bright and contemporary feel. The spacious living room is highlighted by a 46-inch gas fireplace, perfect for cozy gatherings. A fully equipped spice kitchen with its own refrigerator adds convenience for culinary enthusiasts. This home is equipped with dual furnaces for enhanced comfort and efficiency, along with central air conditioning, built-in speakers, central vacuum, and a heated garage—offering year-round comfort. Every closet is fitted with custom MDF shelving, while all bedrooms feature crown moulding with LED backlighting, adding a refined touch throughout. The fully finished garage with a knockdown ceiling and exposed aggregate driveway enhance both functionality and curb appeal. Ideally located, this home features a walking pathway right in front and is just a 2-minute walk to the nearest bus stop, providing excellent accessibility.