

**43 Saddlecreek Crescent NE**  
**Calgary, Alberta**

**MLS # A2263375**



**\$854,999**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Saddle Ridge           |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,414 sq.ft.           | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 6                      | <b>Baths:</b> | 5                |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.10 Acre              |               |                  |
| <b>Lot Feat:</b> | Other                  |               |                  |

|                    |                                                                                              |                   |     |
|--------------------|----------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl                                                                          | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                              | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                               | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Vinyl Siding                                                                       | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                              | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

This stunning 6-bedroom, 5-bathroom home in Saddle Ridge offers luxury, space, and income potential all in one. Featuring two master bedrooms upstairs, a main-floor den with a full bath, and a 2-bedroom legal basement suite, it's ideal for large families or smart investors. The upgraded kitchen boasts granite countertops, stainless-steel appliances, and a built-in microwave, complemented by modern pot lights and a gas fireplace in the living area. Enjoy outdoor living on the wide deck with no house at the back, plus an extended fully-concrete driveway, central A/C, and central vacuum for comfort and convenience. Located steps from Gobind Sarvar Gurughar and school, Saddletowne LRT, parks, and top-rated schools like Manmeet Bhullar and Saddleridge School, this home truly combines style, functionality, and a prime location — the perfect choice for families and investors alike.