



186 Saddleland Crescent Calgary Alberta

\$769,000

Spacious 7-Bedroom Home | LEGAL Basement Suite | Over 3,300 Sq. Ft. of total Living space | Prime Location

Welcome to this beautifully maintained, 7-bedroom family home situated on a quiet, family-friendly street in a desirable community. With over 3,300 sq. ft. of developed living space, this property offers exceptional value, functionality, and income potential thanks to its fully LEGAL basement suite.

Recent Upgrades: New roof shingles (2025) New siding (2025) New rear windows (2021) New hot water tank (2025) New washer and dryer Central air conditioning

Main Floor Features: Grand open-to-above foyer Formal living room (can double as a dining area) Spacious family room with fireplace Open-concept kitchen with granite countertops, stainless steel appliances, and an existing electric stove with gas line also available--allowing for an easy future upgrade to a gas stove if desired Bedroom/den--perfect for guests or a home office Access to a large west-facing backyard with a spacious deck

Upper Floor: 4 generously sized bedrooms 2 full bathrooms, including a large primary suite with private ensuite

LEGAL Basement Suite: Separate private entrance 2 large bedrooms with oversized windows 1 full bathroom Spacious living and dining area Currently rented for \$1,300/month plus 40% utilities Tenant is reliable and willing to stay, providing excellent mortgage assistance

Additional Highlights: Double attached garage with electric vehicle charging station Gas line also available in the garage Extended concrete driveway for additional parking

Location Perks: Close to parks, playgrounds, public transit, and shopping Walking distance to top-rated schools: Saddle Ridge Elementary (K-4) Hugh A. Bennett School (K-6) Light of Christ School (K-9) This home shows pride of ownership throughout and is ideal for large families, investors, or anyone seeking a multi-generational living setup in a thriving community. Act fast...

Primary Bedroom 14.42 Ft x 17.42 Ft

Other 9.17 Ft x 6.67 Ft

4pc Bathroom 8.17 Ft x 9.17 Ft

Laundry room 5.17 Ft x 8.25 Ft

Bedroom 10.00 Ft x 10.92 Ft

4pc Bathroom 9.00 Ft x 5.00 Ft

Eat in kitchen 13.00 Ft x 7.00 Ft

Family room 14.25 Ft x 13.00 Ft

Bedroom 13.50 Ft x 12.17 Ft

Bedroom 12.00 Ft x 12.00 Ft

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Listing Presented By:



Originally Listed by:
Diamond Realty & Associates LTD.

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Other	8.42 Ft x 4.50 Ft	Laundry room	9.00 Ft x 10.92 Ft
Bedroom	9.33 Ft x 15.08 Ft	2pc Bathroom	7.00 Ft x 2.92 Ft
Bedroom	9.25 Ft x 14.67 Ft	Living room	8.67 Ft x 9.58 Ft
4pc Bathroom	9.25 Ft x 4.92 Ft	Dining room	8.42 Ft x 11.58 Ft
Other	6.50 Ft x 6.17 Ft		