



# 22 Saddleland Crescent Calgary Alberta

\$878,887

Rare Opportunity in Saddleridge - 8-Bedroom Family Home & 5 full bathrooms & with 2 bedroom illegal suite Basement with separate entrance and separate washer & dryer! Welcome to this exceptional property in the heart of Saddleridge, a vibrant and amenity-rich community in Calgary. Rarely does a home like this come to market—featuring 8 bedrooms, 5 full bathrooms, and over 3,400 sq. ft. of thoughtfully designed living space. Backing onto peaceful green space, this home offers a perfect balance of natural beauty and urban convenience, with parks, playgrounds, schools, and shopping centers just minutes away. Exterior Features: Designed with practicality and style in mind, this home boasts a stucco exterior, an extended concrete driveway, and concrete walkways that encircle the house. The front of the home is highlighted by grand double doors, while the back features a private patio and a fully fenced, east-facing backyard, ideal for enjoying Calgary's beautiful sunrises. The heated garage adds comfort during winter months, ensuring your vehicles are warm and ready to go. Main Floor - Spacious and Inviting: Step into the striking open-to-below foyer, where large windows bathe the space in natural light. The main floor is adorned with elegant hardwood flooring throughout, creating a warm and sophisticated atmosphere. The open-concept layout is perfect for entertaining, with a spacious living room seamlessly flowing into the formal dining area. A rare full bathroom on the main floor adds incredible convenience, especially for multi-generational families. Down the hall, the heart of the home awaits—a chef-inspired gourmet kitchen equipped with ample cabinetry, sleek black stainless steel appliances, a corner pantry, generous counter space, and a large central island. Adjacent to the kitchen, the family room is a cozy retreat, complete with a charming corner fireplace. Slidin...

- Recreational, Games room 13.42 Ft x 18.33 Ft
- Kitchen 13.00 Ft x 17.58 Ft
- 3pc Bathroom .00 Ft x .00 Ft
- Bedroom 9.58 Ft x 10.92 Ft
- Bedroom 11.08 Ft x 14.75 Ft
- Living room 11.67 Ft x 20.08 Ft
- 3pc Bathroom .00 Ft x .00 Ft
- Primary Bedroom 17.00 Ft x 12.00 Ft
- 4pc Bathroom .00 Ft x .00 Ft
- Bedroom 9.58 Ft x 9.25 Ft
- Bedroom 10.00 Ft x 11.08 Ft
- Bedroom 9.25 Ft x 12.33 Ft

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Listing Presented By:



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**Real Estate Professionals Inc.**

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Dining room 8.67 Ft x 18.42 Ft

Kitchen 8.08 Ft x 14.42 Ft

Family room 10.25 Ft x 16.83 Ft

Den 10.08 Ft x 8.83 Ft

Bedroom 9.25 Ft x 115.08 Ft

3pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft