



## 86 Saddlepeace Road Calgary Alberta

\$1,479,900

Luxury Living with Income Potential | 8 Bedrooms + Den, 6 Full Bathroom | 2 Basement Suites | Saddleridge (Saddlepeace). Welcome to this exceptional, nearly new luxury home located in the highly sought-after community of Saddlepeace in Saddleridge. Thoughtfully designed with impeccable craftsmanship and loaded with premium upgrades, this residence offers a perfect blend of elegance, functionality, and investment opportunity. As you approach the home, the grand double-door entrance sets the tone for the upscale experience that awaits inside. Step into a bright, open-concept main floor featuring soaring ceilings, a spacious living room, a formal dining area, and a cozy family room—all seamlessly connected to create an inviting atmosphere ideal for entertaining and everyday living. Kitchen is a chef's dream, showcasing top-of-the-line stainless steel appliances, a massive island, and a 48-inch-wide refrigerator. A separate spice kitchen with a sink and window keeps the main area pristine while enhancing functionality. The main level also features a bedroom with a walk-in closet, a full 3-piece bath, and a custom-built mudroom connecting to the double attached garage, which also includes a convenient side man door. A rear deck provides the perfect spot for outdoor gatherings. Upstairs, elegant glass railings lead to four generously sized bedrooms, including a luxurious primary suite with a double-door entrance, private balcony, custom walk-in closet, and a spa-like 5-piece ensuite complete with a 10-mm glass steam shower and soaker tub. Two additional bedrooms feature their own walk-in closets and private 3-piece ensuites. A second master bedroom offers even more space with a walk-in closet, 3-piece bath, and custom-built cabinetry. The upper-level laundry room includes a built-in sink for added convenience. On the third level, you'll find a spacious den or man cave c...

3pc Bathroom 9.50 Ft x 4.92 Ft

3pc Bathroom 4.92 Ft x 10.33 Ft

5pc Bathroom 13.00 Ft x 12.00 Ft

Bedroom 13.00 Ft x 11.08 Ft

Bedroom 13.00 Ft x 11.33 Ft

Primary Bedroom 14.67 Ft x 17.67 Ft

Loft 18.67 Ft x 11.67 Ft

4pc Bathroom 8.83 Ft x 4.92 Ft

Bedroom 11.58 Ft x 9.50 Ft

Bedroom 13.25 Ft x 10.25 Ft

Kitchen 7.67 Ft x 6.83 Ft

Laundry room 4.83 Ft x 7.08 Ft

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Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

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|-----------------|---------------------|--------------------------|---------------------|
| Bonus Room      | 13.67 Ft x 16.92 Ft | Recreational, Games room | 12.00 Ft x 14.08 Ft |
| Laundry room    | 7.75 Ft x 5.83 Ft   | Furnace                  | 11.33 Ft x 7.50 Ft  |
| Primary Bedroom | 13.67 Ft x 16.33 Ft | 3pc Bathroom             | 5.25 Ft x 8.42 Ft   |
| Other           | 12.83 Ft x 8.42 Ft  |                          |                     |