



## 9 Saddlecrest Crescent Calgary Alberta

\$779,900

Welcome to 9 Saddlecrest Crescent NE--an upgraded and spacious 2-storey home in the heart of Saddle Ridge with a legal secondary suite and separate entrance! Offering 2,341 sq.ft. RMS above grade plus a finished basement, this property provides over 3,100 sq.ft. of total living space. The main floor showcases a bright and open layout with renovated kitchen cabinetry (2020s), formal dining and living areas, a cozy family room, and the rare convenience of a full bathroom on the main floor--ideal for multi-generational living. Extensive updates include new hardwood flooring (2020s), a new roof and siding from professionally completed hail repairs, and modern finishes throughout. Upstairs, you'll find four generous bedrooms including a large primary with ensuite and walk-in closet, plus a versatile bonus room. The finished basement features two additional bedrooms, a full bath, a spacious eat-in kitchen, separate laundry, and a private entrance--offering excellent flexibility for extended family or guests. Additional highlights include a lot size of 342 sq.m. (3,681 sq.ft.) with a 36 ft. frontage, double attached garage, landscaped yard, gas fireplace, and outstanding curb appeal. Ideally located close to schools, parks, shopping, transit, and major roadways. Don't miss this Saddle Ridge gem with modern upgrades, a legal suite, and a thoughtful floorplan--book your showing today! (id:6769)

Recreational, Games room 13.92 Ft x 14.42 Ft

Bedroom 13.00 Ft x 12.92 Ft

Bedroom 12.58 Ft x 10.58 Ft

4pc Bathroom 9.00 Ft x 4.92 Ft

3pc Bathroom 5.42 Ft x 9.42 Ft

Laundry room 6.00 Ft x 5.17 Ft

Living room 9.42 Ft x 10.08 Ft

Dining room 11.17 Ft x 11.50 Ft

Family room 13.00 Ft x 11.00 Ft

Other 12.92 Ft x 11.67 Ft

Dining room 9.92 Ft x 6.33 Ft

Bonus Room 15.83 Ft x 14.25 Ft

Primary Bedroom 14.00 Ft x 13.92 Ft

4pc Bathroom 10.33 Ft x 9.00 Ft

4pc Bathroom 10.33 Ft x 4.92 Ft

Bedroom 10.42 Ft x 9.25 Ft

Bedroom 11.83 Ft x 12.75 Ft

Bedroom 11.83 Ft x 11.83 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca