

**186 Saddleland Crescent NE  
Calgary, Alberta**

**MLS # A2229913**



**\$769,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,315 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** none

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&mdash;allowing for an easy future upgrade to a gas stove if desired Bedroom/den&mdash;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&ndash;4) Hugh A. Bennett School (K&ndash;6) Light of Christ School (K&ndash;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—homes like this are rare and move quickly!