

**142 Saddlecrest Place NE**  
**Calgary, Alberta**

**MLS # A2207700**



**\$624,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge                                       |               |                   |
| <b>Type:</b>     | Residential/House                                  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,351 sq.ft.                                       | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                             |               |                   |
| <b>Lot Size:</b> | 0.08 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Landscaped, Lawn |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate, Vinyl Plank  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Brick, Cedar, Stucco, Wood Frame   | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bidet, Ceiling Fan(s), Kitchen Island, No Animal Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |                   |    |

**Inclusions:** N/A

Welcome to 142 Saddlecrest Place NE! This charming two-story home is situated on a desirable corner lot and offers 1,350 sqft of comfortable living space. Upstairs, you'll find three spacious bedrooms—perfect for growing families or anyone seeking a peaceful retreat. The main floor features an inviting living room and a functional kitchen with plenty of cabinet space, ideal for both entertaining and daily living. Natural light fills the home, creating a bright and airy atmosphere. The backyard offers ample space for outdoor activities or gardening, while the corner lot adds privacy and curb appeal. The fully finished basement includes its own private entrance, a generous living area, kitchen, one bedroom, and a 4-piece bathroom—ideal for extended family or potential rental income. Located just steps from a school and park, with the LRT station and major amenities nearby, this home truly has it all. Book your showing today to experience this beautiful property. Don't miss the opportunity to make this gem yours!