

# \$769,000 - 186 Saddleland Crescent Ne, Calgary

MLS® #A2229913

**\$769,000**

7 Bedroom, 4.00 Bathroom, 2,315 sqft

Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

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—allowing for an easy future upgrade to a gas stove if desired

Bedroom/den—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 (Kâ€“4)

Hugh A. Bennett School (Kâ€“6)

Light of Christ School (Kâ€“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 fastâ€”homes like this are rare and move quickly!

Built in 2006

**Essential Information**

MLS® #

A2229913

Price	\$769,000
Bedrooms	7
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,315
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	186 Saddleland Crescent Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3j5k4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite

### Exterior

Exterior Features	BBQ gas line
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 10th, 2025
Days on Market	29
Zoning	R-G

### **Listing Details**

Listing Office	Diamond Realty & Associates LTD.
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