

# \$729,900 - 42 Saddleland Crescent Ne, Calgary

MLS® #A2191893

**\$729,900**

5 Bedroom, 5.00 Bathroom, 1,412 sqft  
Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

**OPEN HOUSE: Saturday, March-29th 1-4pm!**  
Welcome to this Stunning Open-Concept Bungalow in the Family-Oriented Community of Saddle Ridge, This exceptional home offers 5 bedrooms and 4.5 bathrooms, providing ample space for your family's needs. Two of the bedrooms feature private en-suite bathrooms, providing added comfort and convenience.

As you steps into the the bright foyer, followed by an open floor plan seamlessly blends the living, dining, and kitchen areas, creating an inviting atmosphere for both relaxing and entertaining with family and friends. Upstairs, you'll find a spacious master bedroom with its own en-suite bathroom and a walk-in closet, providing a private retreat for rest and relaxation. There are also two additional good-sized bedrooms that can easily be transformed into home offices or adapted to suit your needs.

For added privacy and functionality, the walk-up basement features a separate entrance and a fully equipped separate kitchen, ideal for extended family living, guests, or potential rental opportunities. The basement also provides ample space for additional bedrooms or recreation areas, offering endless possibilities to suit your lifestyle.

Step outside to your private, fenced yard, a perfect retreat for family gatherings or a quiet place to relax and enjoy the outdoors.



Complete with a double attached garage, this home offers both convenience and plenty of storage space. Located in a vibrant community close to parks, schools, and amenities, this bungalow truly combines comfort, versatility, and prime location. Home is complete with newer water tank, New roof, and new paint, don't miss this rare opportunity of owning a bungalow—schedule a showing today and see for yourself what makes this home so special!

Built in 2008

### **Essential Information**

MLS® #	A2191893
Price	\$729,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,412
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	42 Saddleland Crescent Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J5K5

### **Amenities**

Parking Spaces	4
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Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Granite Counters, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	February 26th, 2025
Days on Market	49
Zoning	R-G

### Listing Details

Listing Office	CIR Realty
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