

# \$749,900 - 186 Saddleland Crescent Ne, Calgary

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MLS® #A2229913

**\$749,900**

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          | \$749,900   |
| 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          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade                                                               |

### 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 | 73              |
| Zoning         | R-G             |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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