

# \$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 |
|----------------|---|

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 44  
Zoning R-G

### Listing Details

Listing Office CIR Realty

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