

# \$1,199,999 - 199 Saddlecrest Grove Ne, Calgary

MLS® #A2198749

**\$1,199,999**

8 Bedroom, 6.00 Bathroom, 2,706 sqft  
Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Welcome to the epitome of luxury living in the prestigious neighborhood of Saddle Ridge, just Minutes away from all amenities. This magnificent home offering 3800+ sq. ft. of living space offers 8 bedrooms, 6 full bathrooms, and an ideal blend of lavish living space and investment potential. Whether you're a large family or a savvy investor, this property is designed to meet all your needs. As you step into the grand foyer, the open-to-below design makes a striking first impression. High-end finishes throughout include engineered hardwood floors, elegant tiles, and sleek glass railings, highlighting the modern opulence of this home.

The main floor features a spacious living room, a cozy family room, and a dining area that flows effortlessly into the gourmet chef's kitchen. Equipped with top-of-the-line stainless steel appliances, quartz countertops, and a separate spice kitchen with pantry, this space is perfect for both everyday meals and entertaining. A well-appointed bedroom and full bathroom on the main floor further enhance the home's versatility, ideal for multi-generational living.

Upstairs, you'll find 4 generously sized bedrooms and 3 luxurious bathrooms, including two expansive master suites. The grand master suite is a true retreat, with a stunning feature wall and a spa-like 5-piece ensuite.

The real highlight of this home is the two separate finished basements, each offering



privacy, comfort, and excellent rental income potential. The 2-bedroom basement and 1-bedroom basement each have their own kitchens, living areas, bedrooms, and full bathrooms. Whether you choose to rent them out or keep one for personal use, they offer unmatched flexibility.

This brand-new home is ideally located with quick access to Metis Trail NE, just a 7-minute drive from the airport, ensuring easy commuting. Experience the ultimate combination of luxury and income potential in this one-of-a-kind property. Don't miss out on the opportunity to own this exceptional home!

Built in 2024

### **Essential Information**

MLS® #	A2198749
Price	\$1,199,999
Bedrooms	8
Bathrooms	6.00
Full Baths	6
Square Footage	2,706
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	199 Saddlecrest Grove Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J2K4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

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

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	44
Zoning	R-G

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.