

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

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, Walk-In Closet(s), Separate Entrance
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	93
Zoning	R-G

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.