

\$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 | No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s), Granite Counters |
| 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 | Finished, Full, Exterior Entry, 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 | 80 |
| Zoning | R-G |

Listing Details

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

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