

# \$730,900 - 110 Saddlepeace Crescent Ne, Calgary

MLS® #A2243372

**\$730,900**

5 Bedroom, 4.00 Bathroom, 1,645 sqft

Residential on 0.06 Acres

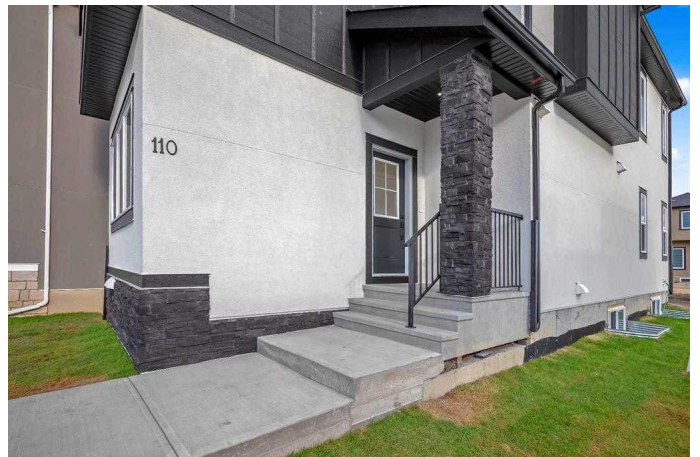
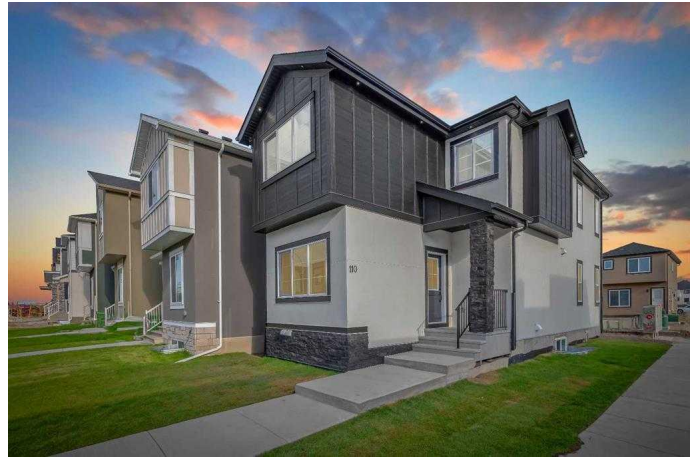
Saddle Ridge, Calgary, Alberta

| LEGAL SUITE | CORNER LOT | PRIME LOCATION | MAIN BEDROOM/OFFICE + FULL BATHROOM | STUCCO EXTERIOR | SPICE KITCHEN |

Welcome to 110 Saddlepeace Crescent NE, a beautifully UPGRADED home nestled in the vibrant and highly sought-after community of Saddleridge (SADDLEPEACE) in NE Calgary. This CORNER LOT property boasts exceptional curb appeal with a clean STUCCO EXTERIOR and is located directly across from the popular DHILLON PLAZA, offering convenience like no other.

Inside, you'll be greeted by a bright and modern layout. The main floor features a flex room that can function as a bedroom, office, or playroom, paired perfectly with a FULL BATHROOM on the main level – making it ideal for guests, elders, or a multi-generational family setup. POT LIGHTS throughout add a warm, upscale touch, and the ELECTRIC FIREPLACE in the living area brings both style and comfort. The chef-inspired kitchen features an electric cooktop and sleek, high-end finishes, while the SPICE KITCHEN with GAS RANGE allows for high-heat, flavorful cooking without the mess.

Upstairs, the primary bedroom is a true private retreat, complete with a TRAY CEILING and a stunning 4-PIECE ENSUITE featuring a CUSTOM standing shower with glass door and elegant tile work. Two additional bedrooms



and another FULL BATHROOM offer ample space for the whole family. Laundry is also conveniently located on the upper level.

One of the best features of this home is the LEGAL BASEMENT SUITE – a fantastic MORTGAGE HELPER or guest retreat. It includes its own private side entrance, a full kitchen, living area, bedroom, bathroom, and separate laundry. Currently RENTED for \$1,200 + 30% (approx. \$1,350/MONTH), this suite adds tremendous VALUE and FLEXIBILITY for the new owner.

LOCATION is everything – and this home delivers. You’re just a short walk away from GOBIND SARVAR SCHOOL, making kids' drop-offs easy! The GURDWARA SAHIB is also within walking distance, fostering a strong community connection. Quick access to METIS TRAIL, PUNJAB CENTRE, public transit, parks, and other schools means you’re never far from what matters. Note: Photos are from before the owners moved in

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2243372    |
| Price          | \$730,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,645       |
| Acres          | 0.06        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 110 Saddlepeace Crescent Ne |
| Subdivision | Saddle Ridge                |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3J 2J2                     |

## Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

## Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s), Tray Ceiling(s) |
| Appliances        | Dishwasher, Electric Cooktop, Gas Range, Microwave, Range Hood, Refrigerator                            |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | None                                                                                                    |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 1                                                                                                       |
| Fireplaces        | Electric                                                                                                |
| Has Basement      | Yes                                                                                                     |
| Basement          | Finished, Full, Suite, Exterior Entry                                                                   |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Playground              |
| Lot Description   | Back Lane               |
| Roof              | Asphalt Shingle         |
| Construction      | Concrete, Stone, Stucco |
| Foundation        | Poured Concrete         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 41              |
| Zoning         | R-G             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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