

# \$625,000 - 508 Saddlecrest Boulevard Ne, Calgary

MLS® #A2250307

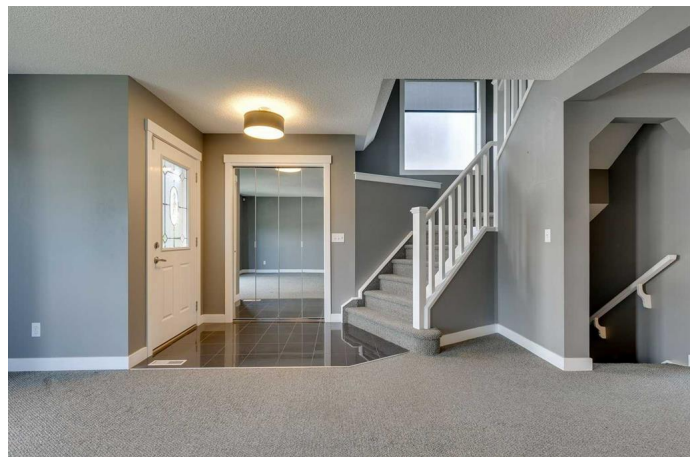
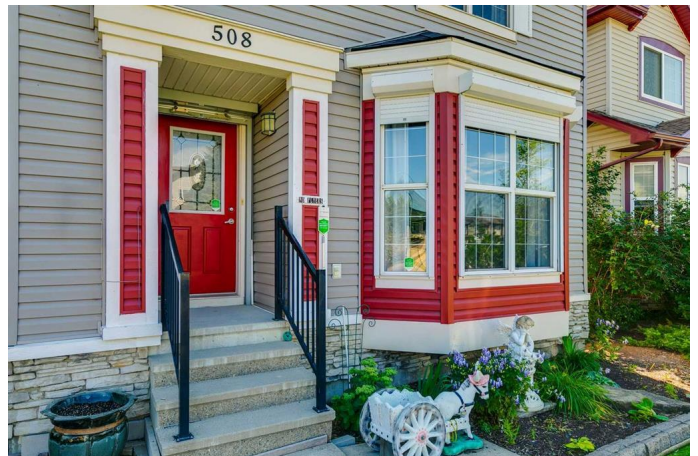
**\$625,000**

4 Bedroom, 4.00 Bathroom, 1,656 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Unbeatable value! Beautifully upgraded & meticulous family home on a manicured south exposure lot, just ½ block to the elementary school. This expanded "Monaco" by Shane Homes is a spacious 1,658 sqft two storey, with additional 500 sqft of professional development in the lower level. From the moment you arrive you'll appreciate the pride of ownership and attention to detail. Spacious living room with bay window and full-size dining area which can also be a great space for a computer station. The country-style kitchen is a highlight with extensive cabinets, pull-out drawers, step-in pantry, full custom file backsplash and center island with a 2-stool breakfast bar. The adjoining eating area has plenty of room for a large family to enjoy meals together. A full-size picture window with sun guard glass, brings in an abundance of natural light and overlooks the deck; garden door leads directly to the deck, yard and detached garage (back lane access). Completing the main floor is a ½ bath for guests. The upper level has 3 spacious bedrooms, a 4-piece bath and laundry which is convenient for a busy family. The primary bedroom offers privacy with a spa-inspired ensuite and walk-in closet. The lower level has a 4th bedroom (window to egress), 4-piece bathroom, space to add a family room and plenty of storage too. Enjoy the sunshine on the deck then retreat inside to the beautifully air-conditioned home. Many upgrades include new roof shingles & eaves in



2025, custom tile flooring, central air conditioner, water softener, custom built cedar fence with "hidden" front & back gates, security roll shutters on all lower level windows, main floor windows & doors, plus on the garage! Retired couple spent 6 months travelling since building this home, so very little wear & tear! Smoke-free. Best value in Saddle Ridge!! Immediate possession.

Built in 2005

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2250307    |
| Price          | \$625,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,656       |
| Acres          | 0.07        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 508 Saddlecrest Boulevard Ne |
| Subdivision | Saddle Ridge                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3J 5M6                      |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Parking Spaces | 2                                                       |
| Parking        | Alley Access, Double Garage Detached, Garage Faces Rear |
| # of Garages   | 2                                                       |

## Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Walk-In Closet(s)                                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                         |
| Basement          | Full, Partially Finished                                                                                                                                    |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Yard                                             |
| Lot Description   | Back Lane, Back Yard, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                          |
| Construction      | Vinyl Siding, Wood Frame                                 |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 27                |
| Zoning         | R-G               |

## Listing Details

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | The Home Hunters Real Estate Group Ltd. |
|----------------|-----------------------------------------|

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