

86 Saddlepeace Road NE  
Calgary, Alberta

MLS # A2244595



\$1,499,900

|             |                                                                                                                                                                                                                                                                                                                                         |        |                  |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|------------------|
| Division:   | Saddle Ridge                                                                                                                                                                                                                                                                                                                            |        |                  |
| Type:       | Residential/House                                                                                                                                                                                                                                                                                                                       |        |                  |
| Style:      | 2 and Half Storey                                                                                                                                                                                                                                                                                                                       |        |                  |
| Size:       | 3,650 sq.ft.                                                                                                                                                                                                                                                                                                                            | Age:   | 2024 (1 yrs old) |
| Beds:       | 8                                                                                                                                                                                                                                                                                                                                       | Baths: | 6                |
| Garage:     | Double Garage Attached                                                                                                                                                                                                                                                                                                                  |        |                  |
| Lot Size:   | 0.09 Acre                                                                                                                                                                                                                                                                                                                               |        |                  |
| Lot Feat:   | Back Lane, Back Yard, City Lot                                                                                                                                                                                                                                                                                                          |        |                  |
| Heating:    | Central                                                                                                                                                                                                                                                                                                                                 |        | Water: -         |
| Floors:     | Carpet, Ceramic Tile, Vinyl                                                                                                                                                                                                                                                                                                             |        | Sewer: -         |
| Roof:       | Asphalt Shingle                                                                                                                                                                                                                                                                                                                         |        | Condo Fee: -     |
| Basement:   | Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade                                                                                                                                                                                                                                                                       |        | LLD: -           |
| Exterior:   | Concrete, Stone, Stucco, Wood Frame                                                                                                                                                                                                                                                                                                     |        | Zoning: R-G      |
| Foundation: | Poured Concrete                                                                                                                                                                                                                                                                                                                         |        | Utilities: -     |
| Features:   | Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |        |                  |
| Inclusions: | N/A                                                                                                                                                                                                                                                                                                                                     |        |                  |

Luxury Living with Income Potential | 8 Bedrooms + Den, 6 Full Bathroom | 2 Basement Suites | Saddleridge (Saddlepeace). Welcome to this exceptional, nearly new luxury home located in the highly sought-after community of Saddlepeace in Saddleridge. Thoughtfully designed with impeccable craftsmanship and loaded with premium upgrades, this residence offers a perfect blend of elegance, functionality, and investment opportunity. As you approach the home, the grand double-door entrance sets the tone for the upscale experience that awaits inside. Step into a bright, open-concept main floor featuring soaring ceilings, a spacious living room, a formal dining area, and a cozy family room—all seamlessly connected to create an inviting atmosphere ideal for entertaining and everyday living. Kitchen is a chef’s dream, showcasing top-of-the-line stainless steel appliances, a massive island, and a 48-inch-wide refrigerator. A separate spice kitchen with a sink and window keeps the main area pristine while enhancing functionality. The main level also features a bedroom with a walk-in closet, a full 3-piece bath, and a custom-built mudroom connecting to the double attached garage, which also includes a convenient side man door. A rear deck provides the perfect spot for outdoor gatherings. Upstairs, elegant glass railings lead to four generously sized bedrooms, including a luxurious primary suite with a double-door entrance, private balcony, custom walk-in closet, and a spa-like 5-piece ensuite complete with a 10-mm glass steam shower and soaker tub. Two additional bedrooms feature their own walk-in closets and private 3-piece ensuites. A second master bedroom offers even more space with a walk-in closet, 3-piece bath, and custom-built cabinetry. The upper-level laundry room includes a built-in sink for added convenience. On

the third level, you'll find a spacious den or man cave complete with wall-mounted speakers and a private balcony, ideal for relaxing or entertaining. This home is equipped for comfort year-round with dual furnaces and a soft water system. The fully developed basement includes two separate suites: a legal 2-bedroom suite and an illegal 1-bedroom suite, each with 9-foot ceilings, full-sized appliances (glass-top stoves, hood fans, refrigerators), and separate laundry areas—ideal for multi-generational living or generating rental income. The property offers ample parking with a wide driveway, perfect for multiple vehicles. The location is unbeatable—just steps from bus stops, Gurughar, and Gobind Sarvar School (K-12). Only 5 minutes to Saddletown LRT and 2 minutes to the upcoming Costco, with quick access to major routes, shopping centers, and essential amenities. Whether you're looking for a luxurious forever home or a smart income-generating investment, this property delivers on all fronts. Don't miss this rare opportunity to own a truly one-of-a-kind home in one of Calgary's most vibrant and grow