

# \$1,479,900 - 86 Saddlepeace Road Ne, Calgary

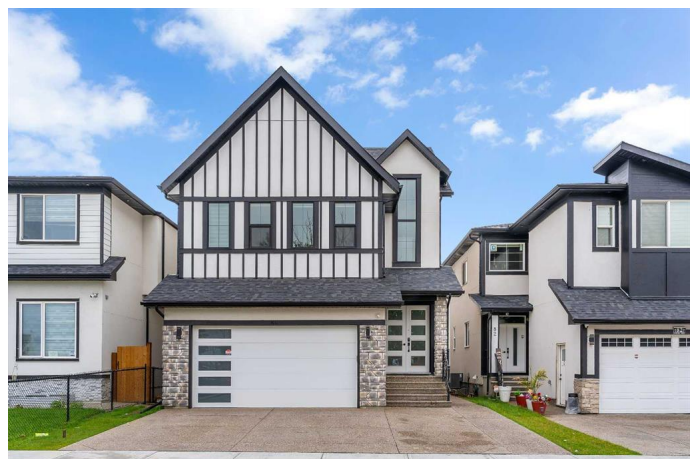
MLS® #A2244595

**\$1,479,900**

8 Bedroom, 6.00 Bathroom, 3,650 sqft  
Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

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, youâ€™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 areasâ€”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 unbeatableâ€”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. Donâ€™t miss this rare opportunity to own a truly one-of-a-kind home in one of Calgaryâ€™s most vibrant and grow

Built in 2024

**Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2244595    |
| Price    | \$1,479,900 |
| Bedrooms | 8           |

|                |                   |
|----------------|-------------------|
| Bathrooms      | 6.00              |
| Full Baths     | 6                 |
| Square Footage | 3,650             |
| Acres          | 0.09              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 2 and Half Storey |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 86 Saddlepeace Road Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 3J1                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Central Vacuum, French Door, Pantry, See Remarks, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Built-In Oven, Electric Cooktop, Gas Stove, Range Hood                                                                                                                                                                                                   |
| Heating           | Central                                                                                                                                                                                                                                                                                                                                 |
| Cooling           | None                                                                                                                                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                                                                       |
| Fireplaces        | Electric                                                                                                                                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                                                     |
| Basement          | Finished, Full, Exterior Entry, Suite, Walk-Out                                                                                                                                                                                                                                                                                         |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Entrance |
| Lot Description   | Back Lane, Back Yard, City Lot          |
| Roof              | Asphalt Shingle                         |
| Construction      | Concrete, Stucco, Wood Frame, Stone     |
| Foundation        | Poured Concrete                         |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 48              |
| Zoning         | R-G             |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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