



GRASSROOTS
REALTY GROUP

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94 Saddlelake Terrace NE
Calgary, Alberta

MLS # A2232138



\$599,000

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,588 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home		

Inclusions: N/A

Welcome to this well-kept and spacious 4-bedroom, 3.5-bath Half duplex in the desirable community of Saddle Ridge. This home offers a perfect blend of functionality and value, featuring an attached garage and a separate-entry illegal basement suite – ideal for extended family or rental income. The main level boasts a bright and open layout with large windows, a spacious living area, and a well-appointed kitchen with ample cabinetry and dining space. Upstairs, you’ll find three generously sized bedrooms, including a large primary suite and a full 4-piece bathroom. Located within walking distance to schools, parks, shopping centers, and public transit, this home combines convenience and value in one of Calgary’s most desirable northeast communities.