



**152 Saddlecreek Terrace NE
Calgary, Alberta**

MLS # A2280465



\$580,000

Division: Saddle Ridge

Type: Residential/House

Style: 4 Level Split

Size: 1,203 sq.ft. **Age:** 1999 (27 yrs old)

Beds: 4 **Baths:** 2

Garage: Double Garage Attached, Off Street

Lot Size: 0.08 Acre

Lot Feat: Back Lane

Heating: Forced Air

Water: -

Floors: Carpet, Ceramic Tile, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: No Smoking Home

Inclusions: N/A

Welcome to this well-maintained home in the heart of Saddle Ridge, perfectly suited for first-time buyers or investors. Ideally located close to public transportation, schools, amenities, and the Saddle Ridge C-Train Station, this property offers convenience and accessibility. The main floor features a spacious open-concept layout with a large kitchen, dining and living area, ideal for entertaining or family time. Upstairs, you'll find three good-sized bedrooms and a full bathroom, providing comfortable space for the whole family. The lower level offers excellent potential with a side entrance, a bathroom, and a laundry room equipped with a kitchenette - making it a great option for extended family or rental use. The basement includes an additional bedroom that can also be used as a flex or recreation room, depending on your needs. Outside, enjoy a private yard and the convenience of an attached garage, along with ample additional parking. The exterior of the home has been recently updated, adding to its overall appeal. A solid opportunity in a well-established community - don't miss it!