



GRASSROOTS
REALTY GROUP

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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
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

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!