



**52 Saddlecreek Way NE
Calgary, Alberta**

MLS # A2282705



\$614,999

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,152 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Storage, Vinyl Windows		
Inclusions:	N/A		

Welcome to this fully renovated front-garage home in the highly desirable community of SADDLERIDGE. Thoughtfully upgraded from top to bottom, this move-in-ready property features luxury vinyl plank flooring throughout, fresh modern paint, and a brand-new side entrance to the basement, offering excellent flexibility for extended family or investment potential. The main and upper levels showcase a brand-new kitchen, complemented by separate laundry areas for both the upper floor and basement. Upstairs, you'll find a huge primary suite with a private 3-piece ensuite, along with two additional generously sized bedrooms and another full bathroom, perfect for growing families. The basement includes a 1-bedroom illegal suite, ideal for rental income or additional living space. Step outside to enjoy a huge fenced backyard with a massive deck, perfect for entertaining, summer gatherings, or relaxing in privacy. Prime location just minutes away from Saddletowne LRT Station and bus stops, with schools, shopping, amenities, and services all nearby, plus quick access to Calgary International Airport. This home offers the perfect blend of style, space, and unbeatable convenience. An exceptional opportunity—BOOK YOUR PRIVATE SHOWING TODAY BEFORE IT'S GONE!!!