



**52 Saddlecreek Terrace  
Calgary, Alberta**

**MLS # A2290888**



**\$599,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Storage, Vinyl Windows

**Inclusions:** Shed

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' walk to 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!!!