



**152 Saddlecreek Terrace NE  
Calgary, Alberta**

**MLS # A2294593**



**\$479,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 4 Level Split   |               |                   |
| <b>Size:</b>     | 1,200 sq.ft.  | <b>Age:</b>   | 1999 (27 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached  |               |                   |
| <b>Lot Size:</b> | 0.08 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Corner Lot, Few Trees, Front Yard, Garden, Landscaped, Lawn, F |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                       | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                                     | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Smoking Home, Open Floorplan, Pantry, Storage |                   |     |

**Inclusions:** N/A

Get ready to fall in love with this incredible opportunity in the vibrant community of Saddle Ridge! This bright, beautifully laid-out home checks all the boxes for families and savvy investors alike. Step inside and be wowed by the sun-filled open-concept main floor, featuring a spacious living area & a standout kitchen complete with abundant cabinetry, generous counter space, and a seamless flow into the dining area. Perfect for hosting, entertaining, and everyday living. Upstairs, you’ll find 3 generously sized bedrooms & a full bath. Downstairs, the fully developed basement takes this home to the next level with a separate side entrance and an illegal suite—an incredible opportunity for extended family or strong rental income potential. To top it all off, the attached double garage ensures you & your vehicle stay warm in Calgary’s winter months. Step outside to your private backyard oasis, ideal for summer BBQs, kids, pets, or simply unwinding after a long day. All of this in a prime location just minutes from schools, parks, shopping, and transit. Whether you’re a homeowner or investor, this home delivers unbeatable value, versatility, and lifestyle.