



**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.