



**69 Saddlecreek Terrace NE
Calgary, Alberta**

MLS # A2135992



\$629,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,439 sq.ft.	Age:	1999 (25 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Tr		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Welcome to this spacious 4-bedroom, 4-bathroom gem nestled in the heart of Saddleridge. With 2040 sqft of developed space, this solid house offers comfort and convenience for your family. Park your vehicles in the double attached garage, and also enjoy the convenience of back lane access. Located on a serene, quiet street, this home is just a short walk away from the picturesque pond. Imagine morning strolls or picnics by the water! Saddleridge is known for its great location, and this home is no exception. You'll be close to schools, public transportation, and all essential amenities. The developed basement provides extra living space, perfect for a home office, gym, or entertainment area. Recent upgrades include replaced windows and siding on the back side and new roof shingles. Enjoy the convenience of an ensuite bathroom in the primary bedroom. Plus, three additional bathrooms ensure no one waits in line! Buy now before prices rise further. Contact us today to schedule a viewing and make this house your home!