



7 SADDLECREST Terrace NE
Calgary, Alberta

MLS # A2153139



\$699,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,042 sq.ft.	Age:	2005 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Cleared		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Finished, Full, Suite

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, No Animal Home, No Smoking Home, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: SR

Utilities: -

Inclusions: NONE

Welcome to this charming residence that perfectly balances comfort, convenience, and style. As you ascend the staircase, you'll find three spacious bedrooms—each a cozy haven for restful nights. Not only that, but, no more morning queues! The upper level boasts two full bathrooms. The main floor also comes with an extremely convenient half bathroom or a powder room. The heart of this home is the open-concept main floor. Imagine seamless transitions from the kitchen (complete with stainless steel appliances) to the inviting living room and the adjacent dining area. Most importantly, say goodbye to laundry juggling! This house features separate laundry areas—one for the upper levels and another for the fully developed basement. Furthermore, venture downstairs to the fully developed illegal basement—a versatile space currently rented out. The property comes with recently renovated plush carpet spread throughout to ensure comfort. Overall, the property is well maintained and beautiful on the interior and exterior.