



**566 Saddlecreek Way NE
Calgary, Alberta**

MLS # A2153375



\$689,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,669 sq.ft.	Age:	2002 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Be		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this bright open Family Home in Saddleridge. Great Location and one of a few homes in the community that backs onto Green Space & Pond with no neighbours behind you! Close to all amenities including shopping, schools, public transit, playgrounds, parks and more. The main floor features an open plan with view of the pond, comes with a large kitchen with an island and eating bar, dining room, living room with gas fireplace, 2-piece bathroom and main floor laundry area. The upper level consists of a large primary bedroom with a walkin closet and 4 piece ensuite, second & third bedrooms bonus room and a 4-piece main bath. Lower level is unspoiled, waiting for your development. Exterior of home features acrylic stucco, new aluminum framed windows, shingles, eavestroughs replaced in 2021 and a double attached garage. Don't miss out on this great opportunity. Call today for your private viewing!