



**315 Saddlecreek Point NE
Calgary, Alberta**

MLS # A2154167



\$640,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,480 sq.ft.	Age:	2003 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: Window Coverings

Two-story single-family residence with a double-attached garage, situated in the desirable community of Saddleridge. The main floor features an expansive kitchen, a living room with a fireplace, a dining area, a laundry room, and a half bathroom. The kitchen is outfitted with stainless steel appliances and a wealth of cabinetry. On the second floor, you will find three bedrooms, a bonus room, a linen closet, and two full bathrooms. The master suite includes a private en-suite bathroom and a walk-in closet. The fully finished basement offers a large entertainment area and a storage room. The rear of the property is enhanced by a sizeable deck. The home is fully fenced with gates on both sides for additional privacy and includes a fully insulated double garage. The Saddleridge community offers a vibrant and family-friendly environment with convenient access to a range of amenities, including shopping centers, schools, and public transportation. Residents benefit from well-maintained parks and recreational facilities, contributing to an enhanced quality of life. The property is also conveniently located for easy access to major routes and local services. This residence not only provides exceptional value but also an inviting lifestyle within the Saddleridge community. Don't miss out on this opportunity to buy this home!!!