



GRASSROOTS
REALTY GROUP

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80 Saddlecreek Terrace NE
Calgary, Alberta

MLS # A2156713



\$719,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,223 sq.ft.	Age:	1999 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Few Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions:	N/A
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Welcome to this beautiful home located in the great community of Saddleridge, Calgary. Saddleridge is known for its close proximity to all Amenities, Schools, Parks, Playgrounds and Transit access to anywhere in the city. The great property features a double front garage, with 4 bedrooms, 3 full bathrooms and a 1 piece bathroom. Dining area seamlessly connects to the Kitchen and leads to the patio door to the backyard. Master bedroom comes with 4PC Ensuite bathroom and a walk in closet with lots of storage. 2 Other good size bedrooms and a common bathroom completes the upper floor. The basement hosts an illegal suite complete with a separate entrance, 1 bedroom, bathroom, kitchen, separate laundry, and a living room, providing endless possibilities for additional living space or rental income. While a fully fenced yard offers privacy and security. Plus, the convenience of the Saddletown Light Rail Station is just a short stroll away. Schedule your viewing today!