



434 Saddlecreek Way NE
Calgary, Alberta

MLS # A2163062



\$749,900

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|------------------|--|---------------|-------------------|
| Division: | Saddle Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,849 sq.ft. | Age: | 2002 (22 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Front Drive | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, City Lot, Few Trees, Front Yard, Lawn, Garden, Landscaped, Street | | |

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|--------------------|--|-------------------|------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Suite | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-1N |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to this stunning residence in the sought-after Saddleridge neighborhood. This beautifully renovated home boasts fresh paint, new vinyl plank flooring, and plush new carpets throughout. Spanning over 1,848 sq. ft., it offers a perfect blend of style and functionality. As you enter, you'll find a welcoming foyer leading to a versatile den. The kitchen is a highlight, featuring an island and updated appliances, ideal for cooking and entertaining. The main floor also includes a cozy family room with a fireplace, adding warmth and charm, along with a convenient 2-piece bathroom. Upstairs, the primary bedroom provides a tranquil retreat with generous space and a luxurious 4-piece ensuite. Two additional bedrooms on this level share another well-appointed 4-piece bathroom. The fully finished basement features an illegal suite, complete with a spacious family room, a bedroom, and a 4-piece bathroom, offering additional living space or potential rental income. Step outside to the fully landscaped backyard, where you'll find a large deck perfect for private relaxation or lively summer BBQs. This exceptional home offers endless possibilities and is ready to welcome you. Don't miss your chance—schedule a private tour today and start envisioning your new life in this remarkable property.