

**152 Saddlecreek Terrace NE  
Calgary, Alberta**

**MLS # A2280465**



# \$580,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge                       |               |                   |
| <b>Type:</b>     | Residential/House                  |               |                   |
| <b>Style:</b>    | 4 Level Split                      |               |                   |
| <b>Size:</b>     | 1,203 sq.ft.                       | <b>Age:</b>   | 1999 (27 yrs old) |
| <b>Beds:</b>     | 4                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached, Off Street |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                          |               |                   |
| <b>Lot Feat:</b> | Back Lane                          |               |                   |

|                    |                                |                   |     |
|--------------------|--------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Smoking Home                |                   |     |

**Inclusions:** N/A

Welcome to this well-maintained home in the heart of Saddle Ridge, perfectly suited for first-time buyers or investors. Ideally located close to public transportation, schools, amenities, and the Saddle Ridge C-Train Station, this property offers convenience and accessibility. The main floor features a spacious open-concept layout with a large kitchen, dining and living area, ideal for entertaining or family time. Upstairs, you'll find three good-sized bedrooms and a full bathroom, providing comfortable space for the whole family. The lower level offers excellent potential with a side entrance, a bathroom, and a laundry room equipped with a kitchenette - making it a great option for extended family or rental use. The basement includes an additional bedroom that can also be used as a flex or recreation room, depending on your needs. Outside, enjoy a private yard and the convenience of an attached garage, along with ample additional parking. The exterior of the home has been recently updated, adding to its overall appeal. A solid opportunity in a well-established community - don't miss it!