

**69 Saddlecreek Terrace NE
Calgary, Alberta**

MLS # A2178149



\$624,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,431 sq.ft.	Age:	1999 (25 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Covered, Double Garage Attached, Driveway, Front Drive, Garage Door Oper		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Interior Lot, Level, Stand		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

HERE'S YOUR CHANCE TO HAVE POSITIVE EQUITY ON THE BUY! Welcome to 69 Saddlecreek Terrace NE! Close enough to the train station for easy access WITHOUT all of the noise! A short walk from all the shopping you can do, and easy access to all the major arteries like Stoney Trail, Airport Trail, Metis Trail, and Deerfoot Trail. The location doesn't get better than this! With a total of 4 bedrooms and 3 full and 2 half bathrooms, this is the PERFECT family home! Also featuring a front-attached double garage, this spacious home offers over 2000 sqft of total livable space. Step into a main floor with lots of natural light, perfect for entertaining with a cozy family room, dining area, and a well-appointed kitchen with modern appliances, ample cabinetry, and a convenient center island. Upstairs, you'll find 3 generously sized bedrooms, including a serene primary suite with a walk-in closet and a private ensuite bathroom. The additional bedrooms share a well-designed main bath. The basement is ready for your personal touch and has plenty of potential for additional living space or a recreation room outside of the already-built bedroom and half bathroom. Outside, enjoy a fenced backyard that's perfect for summer BBQs and family gatherings. Situated close to schools, parks, shopping, and transit, this home in Saddleridge combines convenience with a warm, family-friendly neighbourhood. Don't miss this fantastic opportunity — book your showing today!