



**152 Saddlecreek Terrace NE
Calgary, Alberta**

MLS # A2294593



\$479,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,200 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Corner Lot, Few Trees, Front Yard, Garden, Landscaped, Lawn, F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: N/A

Get ready to fall in love with this incredible opportunity in the vibrant community of Saddle Ridge! This bright, beautifully laid-out home checks all the boxes for families and savvy investors alike. Step inside and be wowed by the sun-filled open-concept main floor, featuring a spacious living area & a standout kitchen complete with abundant cabinetry, generous counter space, and a seamless flow into the dining area. Perfect for hosting, entertaining, and everyday living. Upstairs, you’ll find 3 generously sized bedrooms & a full bath. Downstairs, the fully developed basement takes this home to the next level with a separate side entrance and an illegal suite—an incredible opportunity for extended family or strong rental income potential. To top it all off, the attached double garage ensures you & your vehicle stay warm in Calgary’s winter months. Step outside to your private backyard oasis, ideal for summer BBQs, kids, pets, or simply unwinding after a long day. All of this in a prime location just minutes from schools, parks, shopping, and transit. Whether you’re a homeowner or investor, this home delivers unbeatable value, versatility, and lifestyle.