



**102 Saddlelake Terrace NE
Calgary, Alberta**

MLS # A2309297



\$549,000

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,358 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: NONE

EXCELLENT LOCATION | FRONT ATTACHED GARAGE | FULLY UPGRADED | GENESIS BUILT Welcome to this exceptional opportunity to own a beautifully upgraded Genesis-Built duplex in the highly desirable community of Saddle Ridge, Sub-community of Saddle Lake. Situated on a spacious 2,896 sq. ft. lot, this home offers outstanding functionality and parking, including an oversized front-attached garage and a double concrete parking pad at the rear, accommodating up to 4 vehicles, along with ample street parking. Interior Features of this home showcase a modern open-concept floor plan with high-quality upgrades throughout, including Hardwood flooring, Granite countertops, Stainless steel appliances, and full-height cabinets. The main floor features a bright and spacious living room, perfect for entertaining guests. Adjacent to the living area is a stylish kitchen equipped with: Floor-to-ceiling cabinetry Under-mount sink and a decent size Pantry for additional storage and groceries. A cozy dining area completes the main level. Upstairs, you'll find A large primary bedroom with a walk-in closet and a 3-piece ensuite plus 2 additional decent-sized bedrooms and a 4-piece full bathroom. Convenient upper-floor laundry room with a new stacked washer and dryer. The unfinished basement offers 9-foot ceilings, rough-in plumbing Perfect for future development. A side entrance option is conveniently possible with this layout. The house comes with an oversized front single attached garage with a Rear double concrete pad (2 additional parking spaces) with Ample Street parking Ideally located within walking distance to schools, playgrounds, and Commercial plazas Just steps away from the Calgary Greenway bike path, and enjoy easy access to multiple nearby bus stops, making commuting convenient. Don't miss out on this incredible home in a

prime location. Contact your REALTOR® today to schedule a private viewing.