



**54 Saddlecreek Crescent NE  
Calgary, Alberta**

**MLS # A2310798**



**\$599,786**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge                           |               |                   |
| <b>Type:</b>     | Residential/House                      |               |                   |
| <b>Style:</b>    | 2 Storey                               |               |                   |
| <b>Size:</b>     | 1,455 sq.ft.                           | <b>Age:</b>   | 2002 (24 yrs old) |
| <b>Beds:</b>     | 4                                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                 |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                              |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Rectangular Lot |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank  | <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>   | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

Extremely clean and very well maintained, fully finished home, with 4 bedrooms total, 3 1/2 bathrooms, Double attached garage and more. A spacious foyer welcomes you into this beautiful home and leads you into the spacious living space. Fresh new paint throughout the home. The main floor has new LVP flooring. Spacious living room with a cozy fireplace for family to enjoy time together. Nice open kitchen with New kitchen cabinets, stainless steel appliances including a gas stove, Island with stylish new quartz countertop. This home is full of large windows throughout and is very bright and filled with lots of natural light. The sunny south backyard is ideal for your flower/vegetable garden and also for you to enjoy your summers on the very nice large deck and patio space. Two backyard sheds - one of them custom made - worth \$3000. Second one worth \$1500. The top floor has the Primary bedroom with a large walk-in closet and a 4 piece bathroom, two more big bedrooms with large windows and another main 4 piece bathroom. The basement is fully finished with a large Family/Rec room which also has two big windows, a bedroom with a big window, a kitchenette and a 4 piece bathroom and laundry space. The roof, siding, gutters, fascia are all new. There is a gas line for the BBQ. Excellent location - minutes to schools, transit, bus stop. Close to parks and lots of greenspace, Genesis center, shopping and many essential services. This home is beautiful and bright and you will love living here and making it your home.