



GRASSROOTS
REALTY GROUP

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52 Saddlecreek Terrace NE
Calgary, Alberta

MLS # A2316313



\$569,999

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,152 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Level		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		
Inclusions:	N/A		

Welcome to this FULLY RENOVATED detached home with a FRONT DOUBLE ATTACHED GARAGE, located in the heart of the highly desirable community of Saddleridge NE! Featuring a NEW ROOF, NEW SHINGLES, and TOP-TO-BOTTOM RENOVATIONS, this MOVE-IN-READY property offers the perfect blend of style, functionality, and convenience. The main floor welcomes you with a SPACIOUS LIVING ROOM filled with natural light. The UPGRADED KITCHEN is a true showstopper, featuring TALL GLOSSY KITCHEN CABINETS, QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, and a HUGE CENTER ISLAND. A conveniently located 2-PIECE BATHROOM completes this level. Upstairs, you will find 3 GENEROUSLY SIZED BEDROOMS and 2 FULL BATHROOMS, including a PRIMARY RETREAT with its own ENSUITE. For added convenience, this level also features STACKED LAUNDRY. The ILLEGAL BASEMENT SUITE is an incredible MORTGAGE HELPER and offers a SEPARATE SIDE ENTRANCE, FULL KITCHEN, 1 SPACIOUS BEDROOM, FULL BATHROOM, and its own STACKED LAUNDRY, making it ideal for extended family or potential rental income. Situated on a TRADITIONAL LOT, the exterior of this home is equally impressive with a FULLY FENCED AND LANDSCAPED BACKYARD, a GREAT-SIZED DECK, and BACK ALLEY ACCESS. Location is second to none! Enjoy WALKING DISTANCE TO SADDLETOWNE LRT STATION, PARKS, PONDS, SHOPPING AT SAVANNA BAZAAR, AND SCHOOLS. Plus, you are just MINUTES FROM CALGARY INTERNATIONAL AIRPORT and only 20 MINUTES TO DOWNTOWN CALGARY. This home offers MODERN LIVING, EXCEPTIONAL CONVENIENCE, and OUTSTANDING VALUE in one of NE Calgary's most sought-after communities.

DON’T MISS THIS INCREDIBLE OPPORTUNITY — BOOK YOUR PRIVATE SHOWING TODAY!