



234 Saddlecreek Point NE
Calgary, Alberta

MLS # A2319170



\$654,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,897 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Low Maintenance		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, French Door, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: N/A

Welcome to an attractive and well-maintained two-story house at Saddlecreek Point. The backyard opens up to nature, featuring PONDS and PATHWAYS that allow you to enjoy a tranquil view with no neighbors behind you. This home has been cared for throughout the years, with recent upgrades that include NEW SHINGLES, NEW HARDIE BOARD SIDINGS, BRAND NEW WINDOWS in the front bonus room and front bedroom. On the main floor, you'll find an office, a living room with a fireplace, and a dining room with double French doors leading to the rear deck. The kitchen features a breakfast bar, and there is also a convenient half bath on this level. Upstairs, one side includes a spacious bonus room. The other side features three bedrooms, including a large master bedroom complete with its own ensuite bathroom and walk-in closet. A second full bathroom completes this level. The fully developed basement offers a huge family/entertainment room, an additional bedroom, a 3-piece full bath, and a laundry room with storage. The full-size rear deck, equipped with glass railings, provides delightful spots to enjoy the beautiful nature behind the house. The SOUTHEAST-FACING backyard receives plenty of sunlight throughout the day and is WELL LANDSCAPED for easy maintenance. Conveniently located near several facilities and schools of different levels. The bus stops and Saddle Town C-train station are within walking distance. Pie shaped lot, 65 ft wide at rear property line, possible to make separate entrance on the north side of the house (subject to City's approval). Well cared home with relaxing settings for the new owners to enjoy!