



GRASSROOTS
REALTY GROUP

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626 Saddlecreek Way NE
Calgary, Alberta

MLS # A2326280



\$629,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,687 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, No Back Lane, No Neighbours Back		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Gas BBQ

Welcome to 626 Saddlecreek Way NE, a beautifully maintained original owner home. Backing onto a 12 acre pond with beautiful views and a private and comfortable back yard. This home features a functional layout with a master bedroom on the upper level which also has a walk-in closet and an ensuite bathroom. Two more bedrooms and a full bathroom complete the upper level. The main level features a cosy living room, kitchen and dining and a two pce bathroom and main floor laundry. The basement is unspoiled and awaits your imagination to design. Outside, enjoy a private backyard perfect for summer BBQs, children's play, or simply relaxing after a long day. Conveniently located just minutes from schools, parks, shopping, public transit, rec centre, restaurants, and major roadways including Stoney Trail and Métis Trail.