



**136 Saddlecreek Terrace NE
Calgary, Alberta**

MLS # A2327591



\$680,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,524 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic 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:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Beautifully Updated | 1,524 Sq.Ft. | 3 Bedrooms Upstairs + Main Floor Flex Room | Side Entrance | Illegal Basement Suite | Large Deck | Stairlift | Prime Saddle Ridge Location! Welcome to this beautifully maintained detached home offering over 1,524 sq. ft. of above-grade living space in the highly sought-after community of Saddle Ridge. Thoughtfully designed for families, multi-generational living, or investors, this home combines modern finishes with exceptional functionality. Step inside to discover a bright and inviting open-concept main floor featuring luxury vinyl plank flooring, large windows that fill the home with natural light, and a spacious living and dining area perfect for everyday living and entertaining. The stylish kitchen is complete with quartz countertops, stainless steel appliances, ample cabinetry, a pantry, and plenty of workspace for the home chef. A versatile main-floor bedroom/flex room offers the perfect space for guests, a home office, or those seeking main-floor accessibility. A convenient 2-piece bathroom completes this level. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat featuring its own private ensuite and closet. Two additional bedrooms, another full bathroom, and the convenience of upper-floor laundry complete the upper level. The home also features a separate side entrance leading to an illegal basement suite, providing excellent potential for extended family or future rental opportunities (subject to municipal approvals). One of the standout features of this property is its focus on accessibility, with the home equipped with a stairlift, making upper-floor access easier for those with mobility needs. Enjoy summer evenings in the fully fenced backyard, complete with an expansive deck ideal for entertaining, BBQs, and outdoor gatherings, plus a storage shed for all your seasonal equipment.

Additional features include: Luxury Vinyl Plank Flooring Quartz Countertops Stainless Steel Appliances Front Attached Double Garage Large Rear Deck Fully Fenced Yard Storage Shed Stairlift Side Entrance to Illegal Basement Suite Ideally located just approximately 5 minutes from Saddletowne CTrain Station & Park & Ride, this home offers outstanding access to public transit, shopping, schools, restaurants, recreation, the Genesis Centre, Calgary Public Library, and major commuter routes including Stoney Trail and Metis Trail. Calgary Transit's Saddletowne Park & Ride is one of the city's major northeast transit hubs. Whether you're searching for your next family home or an investment opportunity with excellent potential, this move-in ready property offers outstanding value in one of Calgary's most convenient northeast communities.