



GRASSROOTS
REALTY GROUP

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54 Saddlecreek Crescent NE
Calgary, Alberta

MLS # A2333180



\$585,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,487 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, See R		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Lawn, Private, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, See Remarks, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance		
Inclusions:	N/A		

This is the kind of home where the updates are already done and the space simply works. A bright, open foyer welcomes you in with a touch of open-to-above detail before leading into the spacious main living area. Large windows, extra pot lights, luxury vinyl plank flooring and a natural gas fireplace create a warm and comfortable place to settle in. The kitchen has been completely refreshed with brand-new cabinetry, quartz countertops, stainless steel appliances, a gas stove and a high-efficiency hood fan. A dedicated dining area sits just off the kitchen, with a large sliding door opening onto the sunny south-facing backyard. Outside, the two-tier deck with privacy walls is made for summer evenings, while the flower and vegetable gardens and two custom-built storage sheds add both charm and function. A convenient powder room with an undermount sink completes the main floor. Upstairs, the open railing adds to the airy feel of the home. The spacious primary bedroom features a large window, walk-in closet and its own four-piece ensuite with a stone countertop. Two additional bedrooms offer generous space and large south-facing windows that bring in plenty of natural light. The fully finished basement includes an illegal one-bedroom suite with a SEPERATE ENTRANCE, dedicated kitchen with upgraded cabinetry, a large living area and a full bathroom. Major exterior updates have also been taken care of, including recently replaced roofing, siding, gutters and fascia. Complete with a double front-attached garage and a convenient Saddle Ridge location close to schools, transit, parks, green spaces, the Genesis Centre, Saddletowne shopping and everyday services, this home offers space, updates and flexibility in one complete package.