



GRASSROOTS
REALTY GROUP

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20 Saddlecrest Terrace NE
Calgary, Alberta

MLS # A2336017



\$674,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,023 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Private		

Heating:	Combination, Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	r-1n
Utilities:	-

Inclusions: All appliances and window blinds.

Welcome to this spacious and versatile two story detached home featuring a double attached garage and a fully finished walkout basement! The bright upper level boasts three comfortable bedrooms alongside a huge bonus room that is perfect for a second family lounge or entertainment hub. Downstairs, the finished walk-out basement offers a private full bathroom, a large bedroom, a massive living area, generous walk-in storage space, and direct access from the garage ideal for guests, extended family, or a short term rental unit. Perfectly positioned in a family-friendly community surrounded by parks, this home offers unbeatable everyday convenience: you are just 2 minutes from Saddleridge Elementary School, 3 minutes to the C-Train station, 4 minutes to the local shopping center, and only 7 minutes from Calgary International Airport (YYC).