

751 saddlecreek Way NE
Calgary, Alberta

MLS # A2240487



\$648,999

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,420 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Private		

Heating: Forced Air, Natural Gas

Floors: Laminate, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full, Suite

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

Welcome to this beautifully upgraded and well-maintained home in the highly desirable community of Saddleridge. The upper level features 3 spacious bedrooms and a bright, generously sized living room, perfect for family gatherings. The modern kitchen is equipped with granite countertops, a pantry, and ample cabinet space, offering both style and functionality. Durable vinyl flooring runs throughout the upper floor for easy maintenance. The fully finished basement is a complete self-contained illegal - suite with its own private entrance and separate laundry—a fantastic mortgage helper or rental option. The covered separate entry adds comfort and protection for tenants year-round. Additional highlights include a front-attached garage, a large backyard, and an expansive deck ideal for entertaining. Located just minutes from Saddletowne Circle, schools, parks, shopping, and the Saddletowne LRT station, this home offers a perfect blend of comfort, value, and convenience in one of Calgary's most vibrant communities. Don't miss this opportunity! BOOK YOUR SHOWING TODAY!