

\$625,000 - 40 Saddlecreek Terrace Ne, Calgary

MLS® #A2108689

\$625,000

4 Bedroom, 4.00 Bathroom, 1,391 sqft

Residential on 0.13 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this wonderful 2-storey home featuring 4 total bedrooms, 3.5 bathrooms, double attached garage + triple detached garage, massive pie shaped lot, +2,052 sqft of total living space, great fenced backyard with wooden deck and located in the lovely community of Saddle Ridge! Recent upgrades include newer water heater, full house siding, roof, soffit & fascia (2019) along with new vanity in 2pc bathroom! This home is situated in a fabulous location, within close proximity to various schools, parks, shopping areas and easy access to transit! As you enter the home, you are welcomed into the sunny, open-concept living spaces finished with rich hardwood flooring and nice color tones. The living room is cozy with a large window, brightening the space, and leads into the dining room (plenty of space for a table) + sliding patio doors leading to the rear deck, great for entertaining in the summer! The kitchen is upgraded with granite countertops, lots of wooden cabinetry, a dual-tier island w/ breakfast bar seating + central island, dual basin sink, tile backsplash, walk-in pantry, window and appliances (including fridge, electric stove with OTR hoodfan, microwave and built-in dishwasher)! Finishing off the main level, you have a tucked away 2pc guest bathroom (w/new vanity) and laundry area with side-by-side washer & dryer. Heading upstairs, this home offers 3 large bedrooms with plush carpet flooring, the master with 5pc ensuite bathroom + walk-in closet and a shared 4pc



bathroom with tub/shower combo. All bedrooms are functional, great in size, have large windows and good closet space! The basement level of the home features a spacious family/rec room with built-in kitchenette area (cabinetry, sink, dishwasher + stove connection), a large 4th bedroom with carpet flooring, and a 4pc bathroom with tub/shower combo. With a nice curb appeal & large fenced backyard, massive pie shaped lot and 5 parking spots in the double attached + triple detached garages, the exterior of this home is amazing as well! Don't miss out and come view today!

Built in 2000

Essential Information

MLS® #	A2108689
Price	\$625,000
Sold Price	\$625,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,391
Acres	0.13
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	40 Saddlecreek Terrace Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4A5

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Triple Garage Detached

Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, Pantry, See Remarks, Stone Counters, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Lawn, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 19th, 2024
Date Sold	February 29th, 2024
Days on Market	10
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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