



# 69 Saddlecreek Terrace Calgary Alberta

\$624,900

HERE'S YOUR CHANCE TO HAVE POSITIVE EQUITY ON THE BUY! Welcome to 69 Saddlecreek Terrace NE! Close enough to the train station for easy access WITHOUT all of the noise! A short walk from all the shopping you can do, and easy access to all the major arteries like Stoney Trail, Airport Trail, Metis Trail, and Deerfoot Trail. The location doesn't get better than this! With a total of 4 bedrooms and 3 full and 2 half bathrooms, this is the PERFECT family home! Also featuring a front-attached double garage, this spacious home offers over 2000 sqft of total livable space. Step into a main floor with lots of natural light, perfect for entertaining with a cozy family room, dining area, and a well-appointed kitchen with modern appliances, ample cabinetry, and a convenient center island. Upstairs, you'll find 3 generously sized bedrooms, including a serene primary suite with a walk-in closet and a private ensuite bathroom. The additional bedrooms share a well-designed main bath. The basement is ready for your personal touch and has plenty of potential for additional living space or a recreation room outside of the already-built bedroom and half bathroom. Outside, enjoy a fenced backyard that's perfect for summer BBQs and family gatherings. Situated close to schools, parks, shopping, and transit, this home in Saddleridge combines convenience with a warm, family-friendly neighbourhood. Don't miss this fantastic opportunity - book your showing today! (id:6769)

4pc Bathroom 1.50 M x 2.42 M  
 4pc Bathroom 1.50 M x 2.35 M  
 Primary Bedroom 5.37 M x 3.62 M  
 Bedroom 3.10 M x 2.71 M  
 Bedroom 3.11 M x 2.72 M  
 2pc Bathroom 1.47 M x 1.86 M

Bedroom 2.94 M x 3.92 M  
 Recreational, Games room 6.66 M x 3.92 M  
 Kitchen 3.42 M x 4.18 M  
 Dining room 3.58 M x 4.18 M  
 Living room 3.13 M x 4.68 M  
 2pc Bathroom 1.64 M x 1.56 M

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX**<sup>®</sup>  
**RE/MAX REAL ESTATE**  
**(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net