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156 Saddlecrest Place NE
Calgary, Alberta

MLS # A2324877

$529,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,201 sq.ft.	**Age:**	2004 (22 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Off Street, On		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	14-25-29-W4
Exterior:	Vinyl Siding	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home		

Inclusions: Window coverings

Welcome to well-maintained two-story home in the family-friendly community of Saddle Ridge. Offering a functional layout and excellent potential, this property is an attractive opportunity for first-time buyers, growing families, or investors looking to add their own personal touch. The main floor features a bright and inviting living area, with large windows bringing in plenty of natural light. The kitchen offers generous cabinet space, updated granite countertops, a gas stove, and a farmhouse sink, creating a practical space for everyday living and entertaining. A convenient half bathroom and access to the backyard complete this level. Upstairs, you will find three comfortable bedrooms, including a spacious primary bedroom with convenient built-in storage, along with a full 4-piece bathroom. The developed basement adds valuable additional living space with a recreation area, laundry, and a 3-piece bathroom. There is also excellent flexibility for future improvements to suit your needs. Step outside to enjoy the fully fenced backyard, featuring a large deck and access to a detached double garage, ideal for parking 2 cars, storage, and year-round convenience. Additional parking is available through street parking. Located close to schools, parks, shopping, restaurants, public transit, and major roadways including Métis Trail and Stoney Trail, this home offers both everyday convenience and accessibility. A wonderful opportunity to own a detached home in a vibrant northeast Calgary community. Book your private showing and explore the possibilities this property has to offer.

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