

**610 Saddlecreek Way NE**  
**Calgary, Alberta**

**MLS # A2335811**



**\$659,999**

|                  |                               |               |                   |
|------------------|-------------------------------|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge                  |               |                   |
| <b>Type:</b>     | Residential/House             |               |                   |
| <b>Style:</b>    | 2 Storey                      |               |                   |
| <b>Size:</b>     | 1,812 sq.ft.                  | <b>Age:</b>   | 2000 (26 yrs old) |
| <b>Beds:</b>     | 4                             | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached        |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                     |               |                   |
| <b>Lot Feat:</b> | No Back Lane, Street Lighting |               |                   |

|                    |                                                                  |
|--------------------|------------------------------------------------------------------|
| <b>Heating:</b>    | Forced Air                                                       |
| <b>Floors:</b>     | Carpet, Hardwood                                                 |
| <b>Roof:</b>       | Asphalt Shingle                                                  |
| <b>Basement:</b>   | Full                                                             |
| <b>Exterior:</b>   | Brick, Vinyl Siding                                              |
| <b>Foundation:</b> | Poured Concrete                                                  |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R-1N |
| <b>Utilities:</b> | -    |

**Inclusions:** Garage Door opener

**WELCOME TO HOME SWEET HOME!** Welcome to this stunning, move-in ready 2 Storey home situated in the family-oriented and desirable community of Saddle Ridge. Saddlecreek Way is one of the best street of Saddleridge conveniently located and just steps away from all the Amenities. The main floor features an open concept layout that makes it perfect for entertaining. This includes a bright Flex room, a huge family room which is highlighted by a beautiful gas burning fireplace, a large dining area and a gourmet kitchen with a beautiful breakfast bar, Quartz countertops, ample cabinet space and modern appliances. Upstairs boasts a huge BONUS ROOM, a gorgeous master bedroom with a 4-piece ensuite, 2 generous-sized bedrooms, an additional 4 piece bathroom. Downstairs is fully finished featuring a huge living room, kitchen, 1 good size bedroom, full washroom and separate laundry and separate access through walk Up covered stairs. This terrific home comes complete with a front attached garage and a fully landscaped & fenced backyard with a huge deck. Great amenities are at your footsteps including the LRT station, Genesis Centre, easy access to major roadways, schools, shopping and more. Ideal house at a very convenient location and priced well.