



DON'T GAMBLE WITH YOUR HOME.
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3 Saddlecrest Terrace NE Calgary, Alberta

MLS # A2251821



\$659,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,917 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Fruit Trees/Shrub(s), Gazebo, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub		

Inclusions: N/A

Welcome to 3 Saddlecrest Terrace NE, a well-kept ONE-OWNER-ONLY two-storey family home offering 3 bedrooms, 2.5 bathrooms, and over 1917 sq. ft. of thoughtfully designed living space plus an well laid out unfinished basement. The main floor features a sun-filled living room anchored by a cozy fireplace, and a functional open-concept kitchen, newer stainless steel appliances, a walk-in pantry, and ample cabinetry. The adjoining dining area opens directly to the covered backyard deck, perfect for everyday living and weekend entertaining. A convenient powder room and laundry area complete the main level. Upstairs you'll find three generous bedrooms and a versatile loft/bonus room. The primary suite boasts a walk-in closet and a 4-piece ensuite with a separate shower and soaker tub. Two additional bedrooms can easily fit queen beds, while the loft/bonus room makes an ideal study, home office, or kids' play area. The unfinished basement offers three large windows and the potential for a separate entrance, providing excellent opportunities for future development into additional living space or a suite(subject to City's approval). Enjoy the sunny south-facing backyard, complete with a large deck and a heavy duty gazebo, low-maintenance landscaping, and well-tended flower beds in the front and backyard. Recent upgrades include new windows throughout (approx. 3 years old), a new roof, and new siding offering peace of mind for years to come. This move-in ready home is ideally located close to Saddle Ridge schools, playgrounds, Genesis Centre, Saddletowne/Savanna shopping, and Saddle Ridge LRT Station (5 minutes drive only), with easy access to Stoney Trail and 68 St NE. Don't miss this beautifully maintained family home in a sought-after community.

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