

# \$647,900 - 4 Saddlecreek Terrace Ne, Calgary

MLS® #A2240299

**\$647,900**

5 Bedroom, 3.00 Bathroom, 1,282 sqft

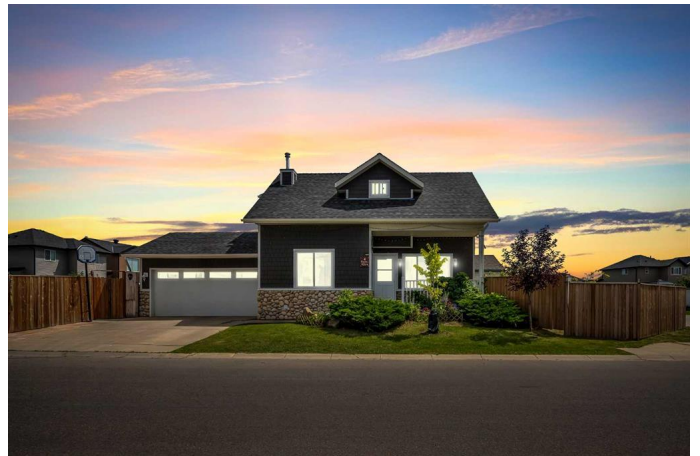
Residential on 0.10 Acres

Saddle Ridge, Calgary, Alberta

Perfectly situated 2 storey home offers nearly 1700 sq ft of a living space on a CORNER LOT in the vibrant Saddle Ridge community. With its striking stone and HARDIE BOARD EXTERIOR, this home boasts exceptional curb appeal that stands out in the neighborhood. FRESHLY PAINTED with NEW LVP FLOORING on the main level and modern lighting fixtures throughout, this residence feels bright, contemporary, and move-in ready.

Step inside to a warm and welcoming living room, where a large window floods the space with natural light, creating an airy and comfortable atmosphere. Stay cool and comfortable year-round with the added luxury of CENTRA AIR-CONDITIONING. Convenient MAIN-FLOOR BEDROOM featuring a large window – ideal for guests, a home office, or multigenerational living. The open-concept kitchen, complete with a breakfast counter and cozy eating area, flows seamlessly into the living space – perfect for entertaining guests or keeping the family connected during meal prep. A convenient 2-piece bathroom, spacious laundry/mudroom, and pantry round out the main floor, with direct garage access to keep you sheltered from the elements.

Upstairs, you™ll find a generous master bedroom, a well-sized second bedroom, and a modern 4-piece bathroom. The fully finished basement with two bedrooms, a recreational room, and a 3-piece bathroom, ideal for



guests, a home office, or a cozy family retreat.

Outside, enjoy the unique advantage of TWO SEPARATE YARDS, one on each side of the house, perfect for gardening, play, or relaxation. Solar lights on the fence softly illuminate the yards at night, enhancing both ambiance and security. Eco-friendly RAIN BARRELS enhance the property’s sustainability, while the corner lot location provides extra privacy and space. The double attached garage features ceiling storage, a workbench, and easy access to the rear yard.

Saddle Ridge offers a lifestyle of convenience and leisure, with nearby C-train and bus stops, bike paths, serene parks, and a tranquil pond area. Shopping, dining, medical clinics, sports facilities, and the local library are all within reach, while the YMCA and Genesis Centre provide endless opportunities for family fun and fitness.

This beautifully updated home, with its thoughtful design and prime location, is ready to welcome you to the best of Saddle Ridge living.

Built in 1999

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2240299    |
| Price          | \$647,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,282       |
| Acres          | 0.10        |
| Year Built     | 1999        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

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

### Amenities

|                |                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                              |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated, Off Street, On Street, Workshop in Garage |
| # of Garages   | 2                                                                                                                              |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home                                                                               |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                      |
| Cooling           | Central Air                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                               |

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Other, Private Yard, Rain Barrel/Cistern(s)           |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Garden, Landscaped, Lawn, See Remarks |
| Roof              | Asphalt Shingle                                                         |
| Construction      | Composite Siding, See Remarks, Stone, Wood Frame                        |
| Foundation        | Poured Concrete                                                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 29              |
| Zoning         | R-G             |

# Listing Details

Listing Office                      Creekside Realty

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