

**246 Saddlelake Terrace NE**  
**Calgary, Alberta**

**MLS # A2239977**



**\$599,800**

|                  |                                               |               |                   |
|------------------|-----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge                                  |               |                   |
| <b>Type:</b>     | Residential/Duplex                            |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side               |               |                   |
| <b>Size:</b>     | 1,413 sq.ft.                                  | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 4                                             | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached                        |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                                     |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Sloped Down |               |                   |

|                    |                                                                                                                     |                   |      |
|--------------------|---------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                             | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                      | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                     | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite                                                                      | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                     | <b>Zoning:</b>    | R-2M |
| <b>Foundation:</b> | Poured Concrete                                                                                                     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance |                   |      |

**Inclusions:** NONE

Welcome to this immaculate and MOVE-IN READY 4 bedroom home, situated on a corner lot with convenient back lane access, fully finished basement with over 2,050SF of living space! The "Arden" model by Genesis is a must see! The open concept main floor with the beautiful electric fireplace offers a spacious and inviting atmosphere that is fantastic for entertaining. It features a lovely kitchen that comes complete with granite countertops and a stainless steel appliance package. Upstairs, the master bedroom has a large walk in closet and 3-piece ensuite bathroom and another 2 good sized bedrooms, very convenient with laundry room on the upper level. The fully developed illegal basement suite has 1 bedroom, 1 full bath, living room, kitchen, laundry area and separate entrance. Just a short walk to the K-4 and K-9 schools, bus stop, strip mall and within walking distance to Saddletown Ctrain, Genesis centre & all amenities! Don't miss this out. GREAT VALUE and LOADS OF RECENT UPGRADES (New Roof, New Gutter and Downpipes, Freshly Painted Walls, New Microwave OTR, New Mirrored Closets and More...Exceptional Quality and a great family community. Welcome home !