

102 SADDLELAKE Terrace, Calgary T3J 0V2

MLS®#: **A2145891** Area: **Saddle Ridge** Listing Date: **07/02/24** List Price: **\$620,000**
 Status: **Active** County: **Calgary** Change: **-\$20k, 26-Jul** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **2,875 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane**
 Park Feat: **Parking Pad,Single Garage Attached**

Finished Floor Area
 Abv Sqft: **1,382**
 Low Sqft:
 Ttl Sqft: **1,382**

DOM

76
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **5**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Ext Feat: **Other** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Crown Molding,Pantry,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`9" x 15`9"	Kitchen	Main	12`11" x 10`6"
2pc Bathroom	Main	5`1" x 4`11"	Dining Room	Main	10`4" x 6`2"
Bedroom - Primary	Second	12`6" x 11`1"	Bedroom	Second	9`5" x 8`10"
Bedroom	Second	9`4" x 13`8"	4pc Bathroom	Second	9`2" x 4`11"
3pc Bathroom	Second	8`1" x 4`10"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1510689

Zoning:
R-2M

Remarks

Pub Rmks: **Welcome to your dream home at 102 Saddlelake Terrace NE in Calgary. Nestled within a lively community, this semi-detached house with a front garage also features a double car parking pad at the rear, perfect for car enthusiasts. This stunning residence seamlessly combines luxury, comfort, and convenience. Upon entering the main floor, you are greeted by soaring nine-foot ceilings, creating an atmosphere of elegance. The spacious, open-concept layout is ideal for entertaining guests or enjoying quality time with family. The kitchen, adorned with hardwood flooring, showcases exquisite quartz countertops, a beautiful backsplash, a center island with an eating area, a pantry, and stainless-steel appliances. A mudroom and a 2-piece bathroom complete the main floor. Ascending the stairs, you'll find a generous master bedroom with a well-sized walk-in closet and a 4-piece ensuite. This level also includes two spacious bedrooms, another 3-piece bathroom, and an upstairs laundry room. Conveniently located near schools, playgrounds, shopping centers, restaurants, and grocery stores, this incredible home offers easy access to Stoney Trail. Contact your favorite realtor today to schedule a private showing.**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123