

## 94 Saddlelake Terrace NE Calgary, Alberta

**MLS # A2232138**


# \$625,000

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,588 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>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Animal Home		

**Inclusions:** N/A

Welcome to this well-kept and spacious 4-bedroom, 3.5-bath Half duplex in the desirable community of Saddle Ridge. This home offers a perfect blend of functionality and value, featuring an attached garage and a separate-entry illegal basement suite – ideal for extended family or rental income. The main level boasts a bright and open layout with large windows, a spacious living area, and a well-appointed kitchen with ample cabinetry and dining space. Upstairs, you’ll find three generously sized bedrooms, including a large primary suite and a full 4-piece bathroom. Located within walking distance to schools, parks, shopping centers, and public transit, this home combines convenience and value in one of Calgary’s most desirable northeast communities.