

# \$608,800 - 246 Saddlelake Terrace Ne, Calgary

MLS® #A2239977

**\$608,800**

4 Bedroom, 4.00 Bathroom, 1,413 sqft

Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

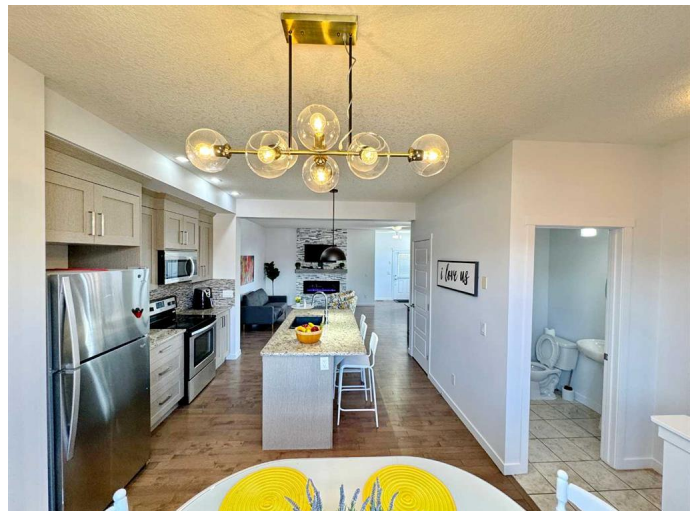
Welcome to this immaculate and MOVE-IN READY 4 bedroom home, situated on a corner lot with convenient back lane access, fully finished basement with over 2,050SF of living space! The "Arden" model by Genesis is a must see! The open concept main floor with the beautiful electric fireplace offers a spacious 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 Moree...Exceptional Quality and a great family community. Welcome home !

Built in 2015

## Essential Information

MLS® #

A2239977



Price	\$608,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,413
Acres	0.06
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	246 Saddlelake Terrace Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0V3

### Amenities

Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Yard, Garden
Lot Description	Back Lane, Back Yard, Corner Lot, Sloped Down
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 15th, 2025
Days on Market	5
Zoning	R-2M

**Listing Details**

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.