



GRASSROOTS
REALTY GROUP

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9234 Saddlebrook Drive NE
Calgary, Alberta

MLS # A2237811



\$635,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,553 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Pantry		

Inclusions: 2nd Refrigerator, 2nd Stove, 2nd Range Hood Fan

Investment Alert. Beautiful two-story detached home in the desirable Saddlebrook area of Saddleridge. The main floor features separate living and family rooms, a lovely kitchen with granite countertops, pantry, and an island, along with a dining area. It has LVP flooring on the main floor and bathrooms, brand-new roof and siding. The basement includes a legal suite with a separate entrance, separate laundry, a good-sized bedroom, a cozy den, a kitchen, and a full bath. The upper floor offers three spacious bedrooms, with the master bedroom boasting a 4-piece ensuite. There's also a laundry room on the upper floor. Perfect for living upstairs and renting the basement or as a great rental income property. Conveniently located close to schools, shopping, LRT, transit, playgrounds, and more.