



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

9249 Saddlebrook Drive NE
Calgary, Alberta

MLS # A2248578



\$634,999

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,443 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this beautifully maintained 1,442.97 sq. ft. home in the sought after community of Saddle Ridge, with an additional 650 sq. ft. of developed basement space, offering a total of 4 bedrooms and 3.5 bathrooms. This charming property features an oversized detached double garage, a fully fenced yard and a gorgeous deck perfect for entertaining. The landscaped backyard with back alley access adds both beauty and convenience. Inside, the home has been freshly painted and is move-in ready. Ideally located just steps away from schools, parks, grocery stores, bus stops and other amenities, this home combines comfort, style and a prime location—perfect for families or anyone seeking a well-kept property in a desirable neighborhood. Book your private showing Today!