



GRASSROOTS
REALTY GROUP

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9287 Saddlebrook Drive NE
Calgary, Alberta

MLS # A2264088



\$599,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,453 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)		

Inclusions: Basement: Electric Stove, Range Hood, Refrigerator

Directly Across From Saddlebrook Park & Triple Rim Basketball Park | 1 Bedroom Basement Suite(illegal) | 1,453 SqFt | Open Floor Plan | High Ceilings | Pot Lighting | Kitchen Island | Quartz Countertops | Stainless Steel Appliances | Pantry | Large Windows | Ample Natural Light | 3 Upper Level Bedrooms | Separate Entry to Basement | Basement Laundry | Great Backyard | Fully Fenced | Deck | Lawn | Incredible Location! Welcome to 9287 Saddlebrook Drive NE – a beautifully maintained 2-storey family home directly across from Saddlebrook Park and Triple Rim Basketball Park, offering the perfect blend of comfort, style, and convenience! Step inside to a welcoming foyer with closet storage for a tidy and organized entryway. The spacious and bright living room flows seamlessly into the open-concept kitchen and dining area, designed for both everyday living and effortless entertaining. The kitchen features quartz countertops, stainless steel appliances, a pantry, and a central island with barstool seating. From the dining room, large sliding glass doors open to the deck, creating easy indoor/outdoor living. A convenient 2-piece powder room completes the main level. Upstairs, you’ll find 3 generous bedrooms, including a primary suite with a 3-piece ensuite featuring a walk-in shower. The second and third bedrooms share a 4-piece bathroom with a tub/shower combo—perfect for families. The illegal basement suite offers great flexibility with a separate side entrance, a good-sized bedroom, and an open-plan kitchen and rec room—ideal for guests, extended family, or potential rental income. The shared laundry area is located in the basement. Outside, enjoy the fully fenced backyard with a large deck for outdoor dining and an expansive lawn—a perfect space for kids, pets, or hosting summer BBQs. Located in

an incredible family-friendly neighborhood with parks, schools, shopping, and transit all nearby, this home checks all the boxes. Don't miss your chance—book your showing today!