



**8454 Saddleridge Drive NE
Calgary, Alberta**

MLS # A2269267



\$616,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,788 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		

Inclusions: Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer

INCREDIBLE VALUE! Welcome to this beautifully maintained East-facing home in the vibrant community of Saddleridge, perfectly positioned steps from Savana Bazaar, schools, parks, and transit. Designed with versatility in mind, this two-story residence offers exceptional comfort for a growing or multigenerational family and strong rental potential for investors. The main level features two inviting living areas, ideal for both family gatherings and quiet evenings, along with a bright breakfast nook and a well-kept kitchen offering plenty of workspace. Upstairs, you'll find a spacious primary suite with a four-piece ensuite and walk-in closet, two additional bedrooms, a full bathroom, and an impressively bright bonus room, perfect for an office or play space. The basement includes a one-bedroom illegal suite with a separate side entrance, complete with its own kitchen, living room, bathroom, and laundry, an ideal setup for extended family or future rental income. With separate laundry facilities, excellent privacy, and a thoughtfully designed layout, this property delivers flexibility and value in one of Calgary's most sought-after northeast communities. This is an excellent opportunity for a multi-generational family, investment or a mortgage helper. Book your private showing today and discover the potential this home has to offer!