



**GRASSROOTS**  
REALTY GROUP

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**9249 Saddlebrook Drive NE**  
**Calgary, Alberta**

**MLS # A2274993**



**\$567,999**

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

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