



9214 Saddlebrook Drive NE
Calgary, Alberta

MLS # A2275700



\$640,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,602 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully updated home in the highly sought-after community of Saddleridge! This property offers incredible value and flexibility, featuring a fully developed lower level complete with a private separate entrance, a second kitchen, and two spacious bedrooms—an ideal setup for extended family or an excellent investment opportunity. Enjoy true peace of mind with recent major exterior and interior updates, including a new roof, siding, gutters, and plush new carpet. The bright main floor boasts two distinct living areas, perfect for entertaining. Upstairs, relax in the primary bedroom with its own private ensuite, along with two additional generous-sized bedrooms. Unbeatable prime location: transit is right outside your door, and you are just steps away from local schools, parks, shopping plazas, and both Gurudwaras. Whether you are looking for a fantastic move-in-ready family home or a savvy income-generating property, this Saddleridge gem has it all!