



**9214 Saddlebrook Drive NE
Calgary, Alberta**

MLS # A2275700



\$689,000

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		

Saddleridge home ! Features a developed 2-bed basement suite With Separate Kitchen & Separate Entrance rented for \$1,300/month. Recent major updates: roof, siding, gutters, and new carpet. Main floor with two living areas; upper level has primary ensuite plus 2 more bedrooms. Prime location: bus stop in front, near schools, parks, Close to BOTH GURUDWARAS and plaza. Perfect for owner-occupants or investors. A smart choice for owner-occupants seeking mortgage helpers or investors looking for a turn-key property. Schedule your viewing today.