



**GRASSROOTS**  
REALTY GROUP

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**9214 Saddlebrook Drive NE**  
**Calgary, Alberta**

**MLS # A2275700**



**\$689,000**

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

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