



**8339 Saddlebrook Drive NE
Calgary, Alberta**

MLS # A2286476



\$459,900

Division: Saddle Ridge

Type: Residential/Five Plus

Style: 2 Storey

Size: 1,314 sq.ft. **Age:** 2012 (14 yrs old)

Beds: 3 **Baths:** 3 full / 1 half

Garage: Stall

Lot Size: -

Lot Feat: Level

Heating: Forced Air

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 266

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: M-G

Foundation: Poured Concrete

Utilities: -

Features: Granite Counters, Pantry

Inclusions: N/A

This beautifully maintained 4 -bedroom, 3.5-bathroom townhouse offers an inviting open-concept layout filled with natural light, creating a warm and welcoming atmosphere throughout. Ideally located in the heart of a highly desirable and family-friendly community, you'll enjoy the convenience of schools, shopping, parks, and everyday amenities all within walking distance. Step inside to discover a bright and inviting living room — a warm, welcoming space perfect for relaxing evenings or entertaining guests. The stunning kitchen is truly the heart of the home, showcasing granite countertops, rich maple cabinetry, and premium stainless steel appliances that will inspire your inner chef. Gleaming hardwood floors enhance the main level, adding sophistication and warmth throughout. With 3.5 bathrooms, convenience is seamlessly integrated into the home's thoughtful design. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite complete with a private ensuite bathroom — your own peaceful retreat at the end of the day. Sliding doors lead to a large deck, ideal for hosting summer gatherings, enjoying morning coffee, or simply unwinding outdoors. A dedicated parking pad adds everyday convenience. The fully developed basement with an office room extends your living space with large windows that fill the area with natural light, creating a bright and comfortable environment. You'll also appreciate the dedicated laundry area and ample storage space. Perfectly located, this home offers easy access to three nearby bus routes, as well as schools and shopping centers — everything you need just minutes away. Don't miss the opportunity to make this exceptional townhouse your new home!