



**9 Saddlelake Grove NE  
Calgary, Alberta**

**MLS # A2299992**



**\$894,800**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,829 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	6
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** None

Open HOUSE Sat+Sun 12:30pm to 5 pm. Welcome to this beautiful 2-storey home located in the heart of the desirable Saddle Ridge community in the northeast. This spacious property offers a total of 7 bedrooms, 6 full bathrooms, and a front double attached garage—perfect for large or growing families. The main floor welcomes you with a grand open-to-above entrance, featuring a bright and airy living and dining area combination. You’ll also find a private office/den, a cozy family room with a fireplace and custom-built showcase for entertainment, built in speakers throughout and a modern kitchen equipped with stainless steel appliances and granite countertops. The patio door leads to a deck, providing easy access to the backyard—ideal for outdoor gatherings. Upstairs, the home offers a generously sized primary bedroom with a private ensuite, along with three additional bedrooms and a common full bathroom. A bonus room with elegant curved railings adds extra living space, and the convenient upper-floor laundry enhances everyday comfort. The fully developed illegal basement suite with a separate entrance includes 2 bedrooms, a full 4-piece bathroom, another ensuite bedroom and a kitchen combined with a living area—offering excellent potential for rental income or extended family living. This home is ideal for large families or investors looking for income potential. Don’t miss this opportunity—be the first to view! Call your favorite REALTOR® today to book a showing.