



**8222 Saddleridge Drive NE
Calgary, Alberta**

MLS # A2164259



\$738,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,715 sq.ft.	Age:	2000 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: n/a

Investor alert or first time owner buyer with income potential in this large house with attached garage in the family orientated community of Saddleridge. Experience the perfect blend of style and functionality in this beautifully renovated home. Featuring a well-designed layout, this property offers: Main Floor: Enjoy a spacious living room and a separate family room, ideal for entertaining or relaxing. The dining area flows seamlessly into an upgraded kitchen with ample space, enhanced by hardwood floors throughout the main level and elegant tile flooring in the kitchen. Upper Floor: The master bedroom boasts a private en-suite bath, while two additional well-sized bedrooms share a full bath. Custom closets are thoughtfully designed to maximize storage, and the highly sought-after upper floor laundry is equipped with convenient storage shelves. Basement: The fully developed legal basement features a separate entrance and includes a legal one-bedroom suite, perfect for guests or rental income. Conveniently located close to schools, transit, Saddle Towne Station, and the lake. Shopping options are also just a short distance away. Don't miss your chance to view this exceptional home. Book your showing today!