



**8255 Saddleridge Drive NE
Calgary, Alberta**

MLS # A2191888



\$719,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,593 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Fireplace(s), Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

| STUCCO | EPOXY IN GARAGE | CONCRETE ON SIDES AND BACKYARD | POT LIGHTS IN SOFFIT | SECURITY CAMERAS | BACK ALLEY | Welcome to this meticulously maintained and partially renovated 3-bedroom home in the desirable community of Saddle Ridge. This immaculate home offers approximately 2200 SQFT of living space, featuring a spacious and contemporary layout with thoughtful enhancements for comfort and convenience. The elegantly designed custom white kitchen, complete with a corner pantry, is both aesthetically pleasing and practical, showcasing GRANITE COUNTERTOPS. A generous dining area seamlessly connects to the kitchen, making it ideal for hosting large family gatherings. The inviting living room features a gas fireplace and overlooks a private fenced backyard. The low-maintenance concrete backyard includes a spacious wooden deck and a corner shed for outdoor storage, adding to its appeal. The main floor also includes a half bath and a laundry room for added convenience. Upstairs, the bright and spacious master bedroom offers a WALK-IN-CLOSET and a full ensuite bathroom, while a second full bathroom serves the other two generously sized bedrooms. Additionally, a BONUS ROOM provides extra space for a family room or home office. The basement is designed for entertaining, featuring a large RECREATION ROOM and an additional full bathroom. The double attached garage, equipped with EPOXY flooring, provides convenience and ample storage. This home is ideally located within walking distance of schools, public transportation, the LRT station, YMCA, grocery stores, banks, restaurants, coffee shops, and various amenities, perfectly balancing modern living with easy access to everyday needs.