

# \$629,900 - 9221 Saddlebrook Drive Ne, Calgary

MLS® #A2200137

**\$629,900**

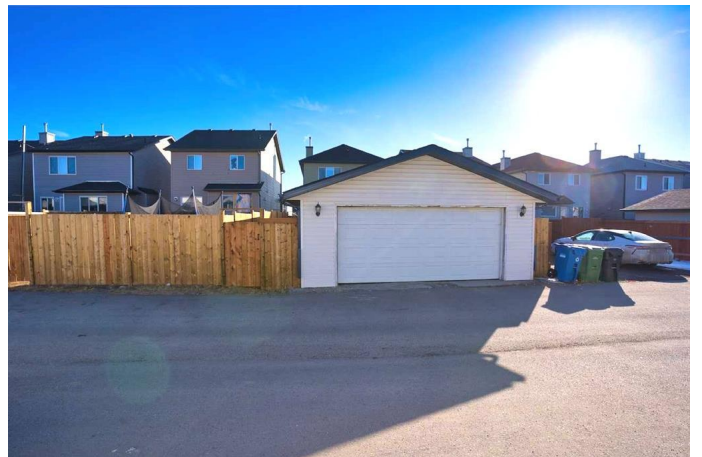
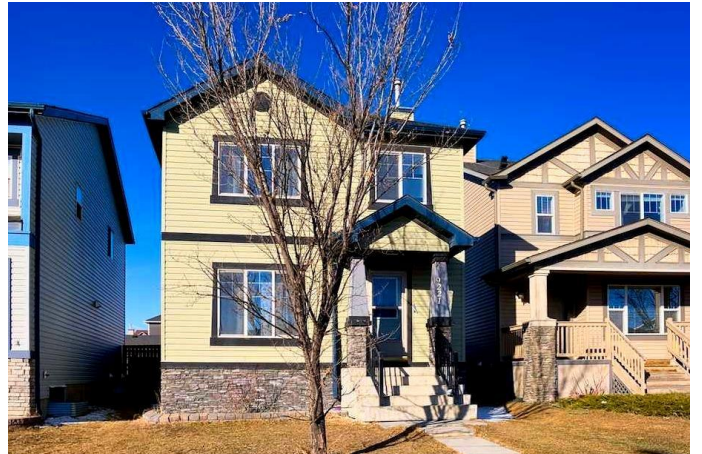
4 Bedroom, 4.00 Bathroom, 1,505 sqft  
Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Welcome home to this FULLY FINISHED 2-storey home with an OVERSIZED 22' X 22' DOUBLE DETACHED GARAGE in the heart of the Sadderidge community! As you enter, you will notice the open-concept layout on the main level with NEW VINYL PLANK FLOORINGS, a spacious living room with a half-bathroom and another family room with a cozy GAS FIREPLACE creating an ambiance of warmth and relaxation. The kitchen features BRAND NEW Stainless Steel French Door Refrigerator, Electric Stove, and Dishwasher. The good-sized dining area with a large PANTRY closet completes the main level. Upstairs features 3 bedrooms including a Master Bedroom with an EN-SUITE BATHROOM with a standing shower, a soaker tub, and a walk-in closet. The 2 other bedrooms share another full bathroom. The basement includes a 3rd living room, a kitchen suite (illegal), a laundry area, a spacious bedroom, and a full bathroom. This is great for those with extended family members and/or house guests. The west-facing backyard is fully fenced and is ready for your gardening/landscaping skills. There are brand new roof shingles, gutters, downspouts, and the whole 2 sides of the vinyl sidings in the garage and the house. Come and see to appreciate!

Built in 2006

## Essential Information



MLS® #	A2200137
Price	\$629,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,505
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	9221 Saddlebrook Drive Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0B3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Range Hood, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 7th, 2025
Days on Market	27
Zoning	R-1N

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.