

# \$619,900 - 9221 Saddlebrook Drive Ne, Calgary

MLS® #A2200137

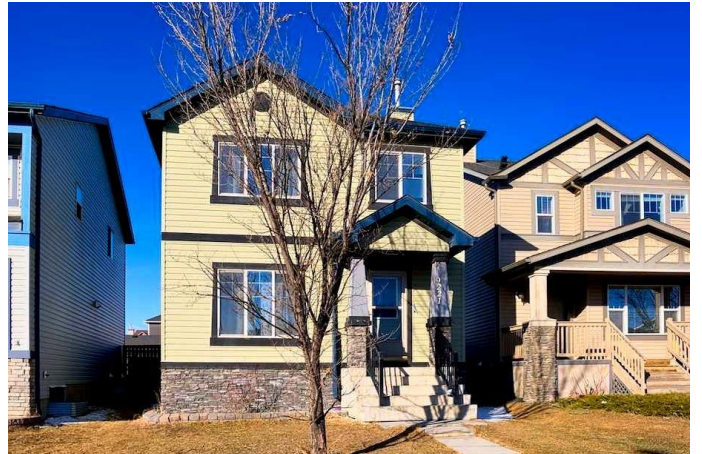
**\$619,900**

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

Saddle Ridge, Calgary, Alberta

PRICE REDUCTION! 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	\$619,900
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, No Animal Home, No Smoking Home, Pantry, Laminate Counters
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 60

Zoning R-1N

## Listing Details

Listing Office CIR Realty

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