

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

MLS® #A2200137

**\$619,900**

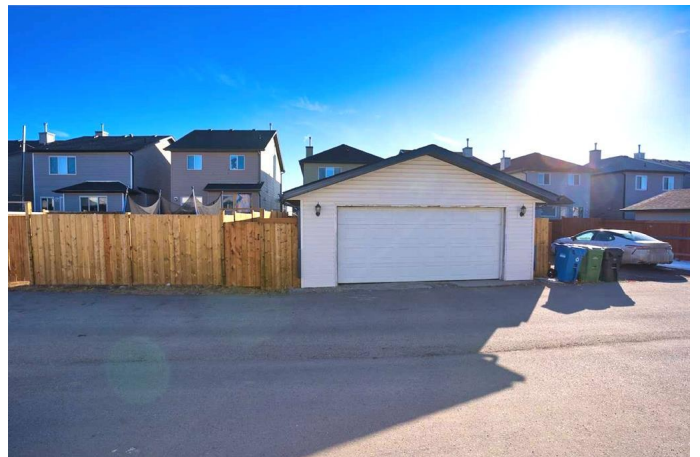
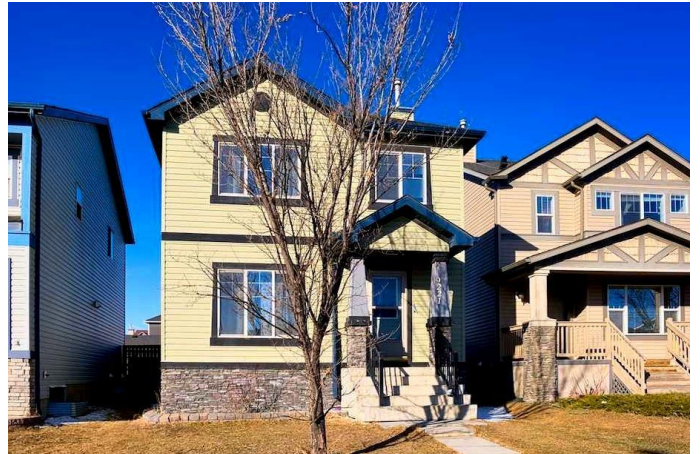
4 Bedroom, 4.00 Bathroom, 1,505 sqft

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, Laminate Counters, No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Washer, Microwave Hood Fan, Window Coverings
Heating	Forced Air, Fireplace(s)
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, Rectangular Lot, Back Yard  
Roof                      Asphalt Shingle  
Construction          Stone, Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              March 7th, 2025  
Days on Market        54  
Zoning                    R-1N

**Listing Details**

Listing Office            CIR Realty

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