



8430 saddleridge Drive NE
Calgary, Alberta

MLS # A2293529



\$639,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,851 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	r-g
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Vinyl Windows		

Inclusions: n/a

(OPEN HOUSE SATURDAY APRIL 11 2PM-4PM) Beautifully updated home with a front attached double garage offering over 2,600 sq. ft. of living space, ideally located close to schools, parks, shopping, and transit. The renovated main floor features new flooring, a bright open-concept layout, and a modern kitchen with sleek cabinetry, quartz countertops, and stainless steel appliances perfect for everyday living and entertaining. Upstairs offers three spacious bedrooms and two full bathrooms, including a large primary bedroom with its own ensuite along with a large bonus room. The basement includes an illegal suite with a kitchen featuring an island and a generous living area, providing great potential for extended family living. Brand new ROOF, hot water tank and windows were replaced recently.