



**GRASSROOTS**

REALTY GROUP

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**9275 Saddlebrook Drive NE  
Calgary, Alberta**

**MLS # A2298694**



**\$595,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,595 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home		

**Inclusions:** N/A

**4 BEDROOMS | FULLY FINISHED 2-STOREY | DETACHED HOME | DOUBLE DETACHED GARAGE | SEPARATE ENTRANCE ILLEGAL BASEMENT SUITE** Welcome to this spacious and well-maintained 4-bedroom detached home in the highly sought-after community of Saddleridge, ideally located directly across from a park and playground. Enjoy exceptional convenience with schools, transit, shopping, and everyday amenities all within walking distance, plus quick access to the Genesis Centre and Saddletowne Station just minutes away. The main floor features a bright, open-concept layout with a sun-filled dining area boasting east-facing windows, seamlessly flowing into a functional kitchen complete with a breakfast bar. The cozy living room, centered around a gas fireplace, offers the perfect space to relax, while the rear deck extends to your living area outdoors ideal for entertaining or unwinding. Upstairs, you'll find a generous primary bedroom with a walk-in closet and private ensuite, along with two additional well-sized bedrooms and a full bathroom, providing ample space for family living. The fully finished illegal basement suite features a separate entrance, 1 bedroom, and 1 bathroom—perfect for extended family or additional living flexibility.