



**GRASSROOTS**

REALTY GROUP

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**8474 Saddleridge Drive NE  
Calgary, Alberta**

**MLS # A2302356**



**\$564,999**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,351 sq.ft.	<b>Age:</b>	2005 (21 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		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** N/A

Welcome to this fully renovated laned home in the highly sought-after community of Saddletowne , offering a total of 4 bedrooms and 3.5 bathrooms, including a fully developed basement with 1 bedroom, a full bathroom, and a spacious family room&mdash;ideal for extended family or additional living space. This home has been beautifully updated with brand-new flooring throughout, modern countertops, and fresh paint, while the exterior features durable stucco for enhanced curb appeal. The property also boasts a fully concreted backyard and back alley, an oversized double detached garage, and a deck perfect for outdoor enjoyment. Conveniently located in a prime location within walking distance to Peter Lougheed and Gobind Sarvar school, parks, shopping plaza, public transit, and Gurughar this is an excellent opportunity for families or investors&mdash;don&rsquo;t miss your chance to own this exceptional home!