



**8454 Saddleridge Drive NE**  
**Calgary, Alberta**

**MLS # A2309251**



**\$644,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,787 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Op		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic 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>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

Welcome to this **\*\*fully renovated East-facing home\*\*** in the vibrant and highly convenient community of Saddleridge, perfectly located near schools, parks, playgrounds, shopping, Savana Bazaar, grocery stores, restaurants, public transit, the LRT station, and many other everyday amenities. Designed for comfort, flexibility, and modern family living, this beautifully updated two-storey home is an excellent opportunity for a growing family, multi-generational household, investor, or anyone looking for a potential mortgage helper. The main floor offers both a spacious living room and a separate family room, providing plenty of space for entertaining guests, relaxing with family, or creating separate formal and casual living areas. The newly renovated main kitchen features stylish quartz countertops, updated plumbing fixtures, fresh paint, generous workspace, and a bright breakfast nook that makes the space feel warm and inviting. **\*\*New flooring throughout the entire home\*\*** adds a clean, modern, and refreshed feel from top to bottom. Upstairs, you will find a spacious primary bedroom with a four-piece ensuite and walk-in closet, two additional bedrooms, a full bathroom, and a bright bonus room that is perfect for a home office, playroom, study area, or extra family lounge. The basement includes a one-bedroom illegal suite with a separate side entrance, its own kitchen, living room, bathroom, and separate laundry, offering great privacy and flexibility for extended family or future rental income potential. With modern renovations, separate laundry upstairs and in the basement, a thoughtful layout, and an unbeatable location close to schools, transit, LRT, shopping, and amenities, this home offers comfort, convenience, and excellent value. Book your private showing today and discover everything this Saddleridge home has to offer!