



GRASSROOTS
REALTY GROUP

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9 Saddlelake Grove NE Calgary, Alberta

MLS # A2331159



\$849,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,817 sq.ft.	Age:	2013 (13 yrs old)
Beds:	7	Baths:	6
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, French Door, Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: Basement : Washer, Dryer, Electric Stove, Microwave, Dishwasher, Refrigerator

Welcome to this beautiful 2 storey home in the highly sought-after community of Saddle Ridge, offering 7 bedrooms, 6 full bathrooms, and a front double attached garage an incredible opportunity for large families, multi-generational living, or savvy investors. Step inside to a grand open to above foyer that creates an impressive first impression. The main floor features a bright and spacious living and dining area, a private office/den, and a warm family room complete with a fireplace, custom-built entertainment unit, and built-in speakers throughout the home. The functional kitchen is equipped with granite countertops, stainless steel appliances, ample cabinetry, and plenty of workspace for everyday living and entertaining. Patio doors lead to a large deck and backyard, making outdoor gatherings easy and enjoyable. The upper level offers 4 spacious bedrooms, including a generous primary retreat with a walk-in closet and private ensuite. A second bedroom also features its own walk-in closet and private ensuite, providing added comfort and privacy for family members or guests. The remaining two bedrooms are well-sized and share another full bathroom. A bright bonus room with elegant curved railings offers additional living space, while the convenient upper-floor laundry enhances everyday functionality. The fully developed illegal basement suite with a separate entrance provides excellent flexibility and income potential. It features 3 bedrooms and 2 full bathrooms, including one bedroom with its own walk-in closet and private ensuite, along with a spacious kitchen and living area ideal for extended family or rental opportunities. Adding even more value, the entire roof was replaced with brand-new roofing in June 2026, giving buyers added peace of mind. The damaged vinyl siding is also scheduled to be professionally repaired in the second week of August, ensuring

the exterior will be refreshed as well. Ideally located close to schools, parks, shopping, public transit, and all major amenities, this spacious home offers the perfect combination of comfort, functionality, and investment potential. Whether you are looking for your forever family home or a property with excellent rental possibilities, this is an opportunity you will not want to miss.