



GRASSROOTS
REALTY GROUP

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8474 Saddleridge Drive NE
Calgary, Alberta

MLS # A2331727



\$549,999

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,351 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Inclusions:	N/A
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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—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—don’t miss your chance to own this exceptional home!