



**GRASSROOTS**  
REALTY GROUP

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8245 Saddlebrook Drive NE  
Calgary, Alberta

MLS # A2338323



**\$949,000**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Saddle Ridge           |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | 2 Storey               |        |                   |
| Size:     | 2,856 sq.ft.           | Age:   | 2012 (14 yrs old) |
| Beds:     | 8                      | Baths: | 6                 |
| Garage:   | Double Garage Attached |        |                   |
| Lot Size: | 0.10 Acre              |        |                   |
| Lot Feat: | Back Lane, Back Yard   |        |                   |

|             |                                                                                                                                                                 |            |     |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Fireplace(s), Forced Air                                                                                                                                        | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                                                                                                                  | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                                                 | Condo Fee: | -   |
| Basement:   | Full                                                                                                                                                            | LLD:       | -   |
| Exterior:   | Stucco, Wood Frame                                                                                                                                              | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                                                                 | Utilities: | -   |
| Features:   | Ceiling Fan(s), Chandelier, Double Vanity, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s) |            |     |
| Inclusions: | N/A                                                                                                                                                             |            |     |

**Luxury 8-Bedroom Home with 6 Full Bathrooms & Exceptional Upgrades** Welcome to this impressive 8-bedroom, 6-full-bathroom home, offering over 4000 sq. ft. of spacious, thoughtfully designed living space. Perfect for a large family or multi-generational living, this home combines functionality, comfort, and modern upgrades throughout. The main kitchen is designed for serious home cooking and entertaining, featuring a generous layout complemented by a dedicated spice kitchen, it also offers a main floor bedroom with a full bathroom. The basement provides exceptional versatility with two separate entrances and independent heating, making it ideal for extended family, guests, or additional living arrangements. Major mechanical and exterior upgrades provide peace of mind, including a new roof, new furnace, new A/C, water softener, and on-demand hot water system. The heated garage adds year-round convenience, especially during colder months. With its generous bedroom and bathroom count, multiple laundry setups, extensive upgrades, and flexible basement access, this property offers an exceptional combination of space, comfort, functionality, and long-term value. A rare opportunity to own a large, extensively upgraded home designed to accommodate today's modern family lifestyle.