



GRASSROOTS
REALTY GROUP

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8226 Saddleridge Drive NE
Calgary, Alberta

MLS # A2349527

\$549,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,467 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

****OPEN HOUSE SATURDAY OCT 17 | 2-4PM**** Discover a beautifully presented two-story detached home nestled in the established community of Saddleridge. Offering over 2,100 square feet of developed living space, this fully finished home is move-in ready. Step inside to find a bright, open floor plan completely carpet-free, featuring sleek laminate and durable tile flooring flowing seamlessly throughout. The heart of the home is a thoughtfully designed kitchen complete with quartz countertops, a central island for prep work and casual dining, and abundant cabinetry. A convenient main-level laundry room adds extra daily functionality. Upstairs awaits a central family room, creating an inviting secondary gathering space for relaxation or entertainment. Retreat to the primary suite, which serves as a private sanctuary featuring a generous walk-in closet and a 4-piece ensuite bath. Two additional well-appointed bedrooms complete the upper level, offering flexible space for family members or a home office. The finished basement extends your overall living area with a flexible recreation space, ample storage, and a private fourth bedroom ideal for guests or teenagers. Outside, enjoy endless sunny afternoons in your sunny southwest-facing backyard, beautifully enhanced with both a deck and patio for summer barbecues, along with back lane access and a double attached garage providing parking for up to four vehicles. Additional features include custom build wood blinds throughout the main and upper floors, and a humidifier to keep your home comfortable all winter long. Beyond the home, Saddle Ridge delivers an ideal family lifestyle surrounded by neighborhood parks, playgrounds, scenic walking paths, and local schools from elementary to high school. Commuters and busy families will appreciate the unbeatable transit connectivity, located just minutes from the

Saddletowne LRT Station for a fast, direct trip into Downtown Calgary, alongside quick access to Stoney Trail, Deerfoot Trail, and the Calgary International Airport. Everyday conveniences are right at your doorstep with Saddletowne Town Centre nearby, offering full grocery options, medical clinics, banks, fitness centers, and diverse dining choices. This move-in ready home presents an outstanding opportunity to experience complete modern living in one of NE Calgary's most connected communities.