

9221 Saddlebrook Drive NE
Calgary, Alberta

MLS # A2163018



\$649,900

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|------------------|---------------------------------------|---------------|-------------------|
| Division: | Saddle Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,505 sq.ft. | Age: | 2006 (18 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Rectangular Lot | | |

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|--------------------|--|-------------------|------|
| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Suite | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | R-1N |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry | | |

Inclusions: 2 Refrigerators, 2 Electric Stoves

Welcome home to this FULLY FINISHED 2-storey home with an OVERSIZED 22' x 22' DOUBLE DETACHED GARAGE in the heart of the Sadderidge community! As you enter, you will notice the open-concept layout on the main level with NEW VINYL PLANK FLOORINGS, a spacious living room with a half-bathroom and another family room with a cozy GAS FIREPLACE creating an ambiance of warmth and relaxation. The kitchen features BRAND NEW Stainless Steel French Door Refrigerator, Electric Stove, and Dishwasher. The good-sized dining area with a large PANTRY closet completes the main level. Upstairs features 3 bedrooms including a Master Bedroom with an ENSUITE BATHROOM that has a standing shower, a soaker tub, and a walk-in closet. The 2 other bedrooms share another full bathroom. The basement includes a 3rd living room, a kitchen suite (illegal), a laundry area, a spacious bedroom, and a full bathroom. This is great for those with extended family members and/or house guests. The west-facing backyard is fully fenced and is ready for your gardening/landscaping skills. Come and see to appreciate!