

# \$649,900 - 8227 Saddleridge Drive Ne, Calgary

MLS® #A2203269

**\$649,900**

5 Bedroom, 3.00 Bathroom, 1,524 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Investors and first time home buyers alert! This luminous and inviting residence is perfectly positioned on a picturesque lot in the highly sought-after Saddle Ridge community, renowned for its abundant amenities. Step into an open-concept design where the living room, highlighted by a cozy gas fireplace, seamlessly flows into the breakfast nook and kitchen. For added convenience, this level also features a laundry area and a stylish 2-piece bathroom. Upstairs, discover three generously sized bedrooms accompanied by two pristine full bathrooms, ensuring comfort for the entire family. The fully finished basement expands your living space with two additional bedrooms, perfect for guests or a growing family. The expansive backyard offers an idyllic setting for gatherings, barbecues, or simply basking in the sun. Enjoy unparalleled access to essential amenities, including the LRT station, Genesis Centre, reputable schools, community parks, playgrounds, and a variety of grocery stores. Commuting is a breeze with nearby routes like Metis Trail, Deerfoot Trail, and Stoney Trail. Seize this opportunity to own a remarkable home in Saddle Ridge and book your private showing today!

Built in 2000

## Essential Information



MLS® #	A2203269
Price	\$649,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,524
Acres	0.08
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	8227 Saddleridge Drive Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4K7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, See Remarks, Walk-In Closet(s), Laminate Counters
Appliances	Dishwasher, Electric Stove, Humidifier, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	70
Zoning	R-G

### **Listing Details**

Listing Office	PREP Realty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.