

# \$719,900 - 8255 Saddleridge Drive Ne, Calgary

MLS® #A2191888

**\$719,900**

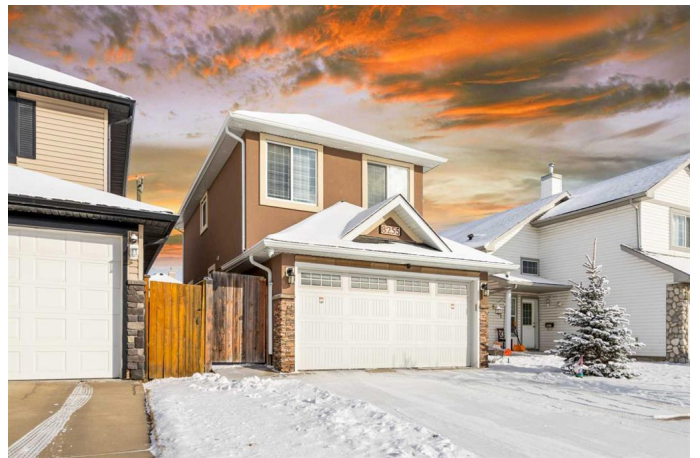
3 Bedroom, 4.00 Bathroom, 1,593 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

| STUCCO | EPOXY IN GARAGE |  
CONCRETE ON SIDES AND BACKYARD |  
POT LIGHTS IN SOFFIT | SECURITY  
CAMERAS | BACK ALLEY |

Welcome to this meticulously maintained and partially renovated 3-bedroom home in the desirable community of Saddle Ridge. This immaculate home offers approximately 2200 SQFT of living space, featuring a spacious and contemporary layout with thoughtful enhancements for comfort and convenience. The elegantly designed custom white kitchen, complete with a corner pantry, is both aesthetically pleasing and practical, showcasing GRANITE COUNTERTOPS. A generous dining area seamlessly connects to the kitchen, making it ideal for hosting large family gatherings. The inviting living room features a gas fireplace and overlooks a private fenced backyard. The low-maintenance concrete backyard includes a spacious wooden deck and a corner shed for outdoor storage, adding to its appeal. The main floor also includes a half bath and a laundry room for added convenience. Upstairs, the bright and spacious master bedroom offers a WALK-IN-CLOSET and a full ensuite bathroom, while a second full bathroom serves the other two generously sized bedrooms. Additionally, a BONUS ROOM provides extra space for a family room or home office. The basement is designed for entertaining, featuring a large RECREATION ROOM and an additional full bathroom. The double attached



garage, equipped with EPOXY flooring, provides convenience and ample storage. This home is ideally located within walking distance of schools, public transportation, the LRT station, YMCA, grocery stores, banks, restaurants, coffee shops, and various amenities, perfectly balancing modern living with easy access to everyday needs.

Built in 2001

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2191888    |
| Price          | \$719,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,593       |
| Acres          | 0.08        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 8255 Saddleridge Drive Ne |
| Subdivision | Saddle Ridge              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J4K7                    |

**Amenities**

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

**Interior**

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                       |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator |
| Heating           | Fireplace(s), Floor Furnace, Natural Gas             |
| Cooling           | None                                                 |
| Fireplace         | Yes                                                  |
| # of Fireplaces   | 1                                                    |
| Fireplaces        | Gas, Living Room                                     |
| Has Basement      | Yes                                                  |
| Basement          | Finished, Full                                       |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Lighting, Private Yard     |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Stucco, Wood Frame         |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 11th, 2025 |
| Days on Market | 68                  |
| Zoning         | R-G                 |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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