

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

MLS® #A2203269

**\$649,900**

5 Bedroom, 3.00 Bathroom, 1,524 sqft

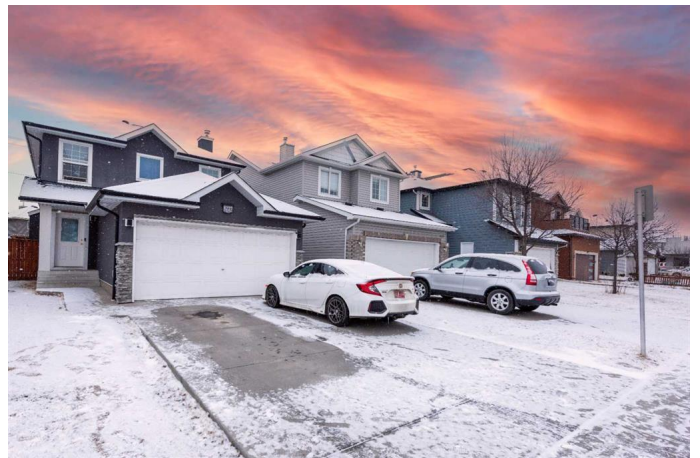
Residential on 0.08 Acres

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, Laminate Counters, See Remarks, Walk-In Closet(s)                     |
| 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 | 34               |
| 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.