

\$584,900 - 9187 Saddlebrook Drive Ne, Calgary

MLS® #A2119823

\$584,900

4 Bedroom, 4.00 Bathroom, 1,203 sqft
Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Welcome to your new home in the vibrant community of Saddle Ridge! This inviting & well kept 2 storey house with a legal suited basement offers the perfect blend of comfort and convenience. As you step inside, you'll be greeted by the upper residence, which features a comfortable living area complete with a cozy gas fireplace, creating a warm and inviting atmosphere. The well appointed kitchen offers ample space for meal preparation. Plus, with a convenient washer and dryer, completing household chores is a breeze. The functional dining area off the kitchen provides the perfect spot for family meals or hosting guests. Step outside onto the front veranda for morning coffee or the large back deck and envision summer barbecues and enjoy the outdoor space. Upstairs, you'll find 3 bedrooms, providing plenty of space for the whole family. The upper level also features a convenient 4 piece bathroom, linen closet, as well as a large primary bedroom boasting a walk-in closet and a luxurious 3 piece ensuite bathroom. The legal suited basement offers additional living space and income potential, with its own covered entrance ensuring privacy and convenience. Featuring a bright and airy bedroom, a modern 4 piece bathroom, living room, and a large kitchen with a full appliance package, the basement suite is perfect for additional family members, guests or as a mortgage helper. Plus, with a full-size washer and dryer, completing laundry tasks is effortless. Out back, there is a parking pad



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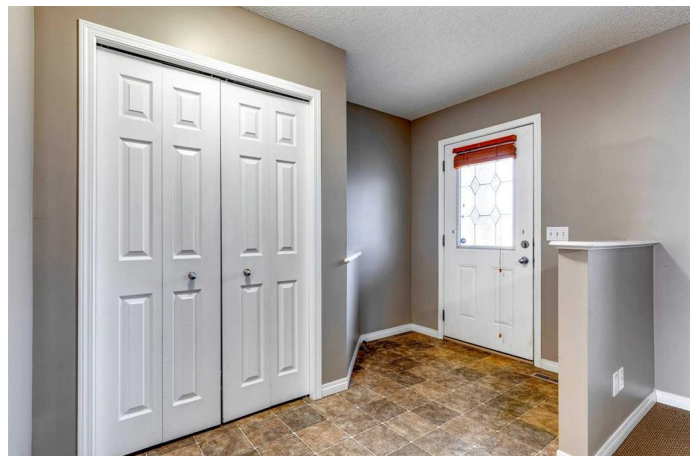
Main Floor Exterior Area 601.75 sq ft
Interior Area 552.79 sq ft



0 4 8 ft

PREPARED: 2024/04/03

White regions are excluded from total floor area in KSLIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



providing space for 2-3 vehicles. Recent updates include new dryer in upper level, water heater 2023, siding, shingles, eaves, and upper level bedroom window all approx 2021. Located in Saddle Ridge, this home offers access to a wealth of amenities including parks, playgrounds, shopping centers, and just steps to Hugh A Bennett School, ensuring that everything you need is just moments away. With its attractive features and income potential, this property is ideal for investors, families, and young buyers alike. Don't miss out on the opportunity to make this house your home in Saddle Ridge! Contact your agent today.

Built in 2006

Essential Information

MLS® #	A2119823
Price	\$584,900
Sold Price	\$595,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,203
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	9187 Saddlebrook Drive Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3J 0B3

Amenities

Parking Spaces 3
Parking Off Street, Parking Pad

Interior

Interior Features Laminate Counters, Walk-In Closet(s)
Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room, Mantle, Stone
Has Basement Yes
Basement Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features Private Yard
Lot Description Back Lane, Back Yard, Front Yard, Landscaped
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 4th, 2024
Date Sold April 15th, 2024
Days on Market 11
Zoning R-1N
HOA Fees 0.00

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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