

\$400,000 - 8391 Saddlebrook Drive Ne, Calgary

MLS® #A2127504

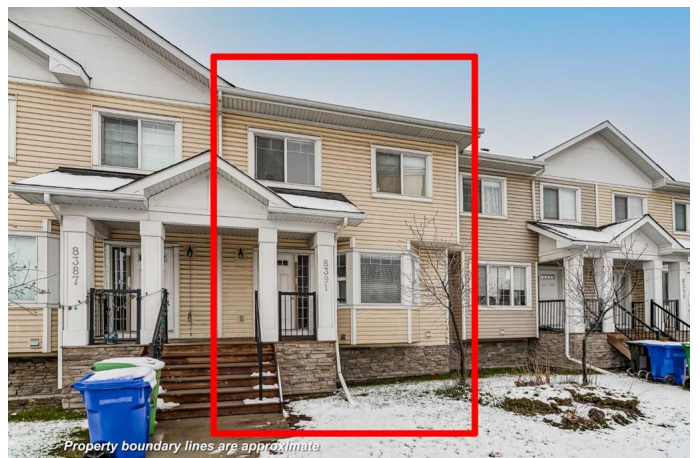
\$400,000

3 Bedroom, 3.00 Bathroom, 1,318 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

This charming 3-bedroom, 2-and-a-half-bathroom townhouse offers an inviting open floor plan flooded with natural light, making every corner feel warm and welcoming. Nestled in the heart of Saddleridge a highly sought-after and family-friendly community, that is conveniently close to schools, shopping, and amenities all within easy walking distance. This family home boasts undeniable curb appeal with its front porch and a sunny west-facing backyard that bathes the interior in natural light throughout the day. Gleaming hardwood floors grace the main level, where you'll find a bright and spacious living room adorned with bay windows, a formal dining room with convenient access to the rear deck, and a kitchen featuring granite countertops. A convenient half bathroom completes this level. Upstairs, three spacious bedrooms await, including a generous master bedroom with a cozy sitting area, a 4-piece ensuite bathroom, and a large closet. An additional full bathroom serves the other two bedrooms, ensuring comfort and convenience for the entire family. The lower level offers ample space for customization, providing an opportunity to tailor the home to your specific needs and preferences. Outside, the fully landscaped backyard beckons for relaxation and entertainment, featuring a sunny deck and a sidewalk leading to the parking pad with two stalls accessible from the back lane. Conveniently located near schools, daycare facilities, public transit, shops, parks,



and the Saddletowne LRT station, this property presents an exceptional opportunity to embrace a vibrant community lifestyle while enjoying the comfort and functionality of a well-appointed home.

Built in 2012

Essential Information

MLS® #	A2127504
Price	\$400,000
Sold Price	\$432,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,318
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	8391 Saddlebrook Drive Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0P9

Amenities

Amenities	Other
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks
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Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	May 15th, 2024
Days on Market	13
Zoning	M-G
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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