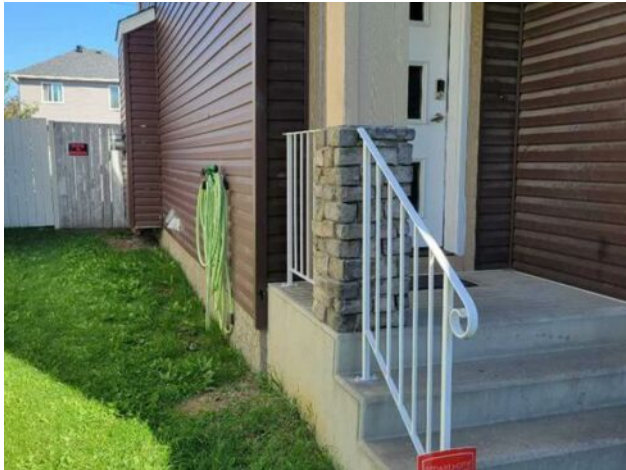


**8397 Saddleridge Drive NE**  
**Calgary, Alberta**

**MLS # A2252412**

**\$724,999**



|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge           |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,758 sq.ft.           | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.08 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard   |               |                   |

|                    |                                                                                          |                   |      |
|--------------------|------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                                                       | <b>Zoning:</b>    | R-1N |
| <b>Foundation:</b> | Poured Concrete                                                                          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |                   |      |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Welcome to SADDLE RIDGE, A well-known community of North East Calgary. This newly renovated home with new flooring and new paint, offers almost 2500 sqft of total developed area including a finished basement. Excellent location- close to all amenities with Savanna bazaar, LRT station, schools, playground and much more. A huge front attached garage offers 2 cars parking inside and 2 cars parking on the driveway, The main level offers an open concept floor plan including a kitchen with a raised eating island and pantry for extra storage, a dining area, a 2-piece bath, and a big family room with Fireplace. The patio door leads to an open deck and backyard. The upper level has a primary bedroom with its 4-piece ensuite and a walk-in closet, 2 other bedrooms share another common bathroom and a bonus room. The home also includes a fully finished 2 bedroom basement, complete with a kitchen, bathroom, and separate side entrance, making it a great mortgage helper or additional living space. Call your favorite realtor to book a showing.