9221 Saddlebrook Drive NE
Calgary, Alberta

MLS # A2163018

$649,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,505 sq.ft.	**Age:**	2006 (18 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full, Suite	**LLD:**	-
Exterior:	Stone, Vinyl Siding	**Zoning:**	R-1N
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry		

Inclusions:	2 Refrigerators, 2 Electric Stoves

Welcome home to this FULLY FINISHED 2-storey home with an OVERSIZED 22’ X 22’ DOUBLE DETACHED GARAGE in the heart of the Sadderidge community! As you enter, you will notice the open-concept layout on the main level with NEW VINYL PLANK FLOORINGS, a spacious living room with a half-bathroom and another family room with a cozy GAS FIREPLACE creating an ambiance of warmth and relaxation. The kitchen features BRAND NEW Stainless Steel French Door Refrigerator, Electric Stove, and Dishwasher. The good-sized dining area with a large PANTRY closet completes the main level. Upstairs features 3 bedrooms including a Master Bedroom with an ENSUITE BATHROOM that has a standing shower, a soaker tub, and a walk-in closet. The 2 other bedrooms share another full bathroom. The basement includes a 3rd living room, a kitchen suite (illegal), a laundry area, a spacious bedroom, and a full bathroom. This is great for those with extended family members and/or house guests. The west-facing backyard is fully fenced and is ready for your gardening/landscaping skills. Come and see to appreciate!