# \$640,000 - 9287 Saddlebrook Drive Ne, Calgary

MLS® #A2232754

# \$640,000

4 Bedroom, 4.00 Bathroom, 1,432 sqft Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this beautifully upgraded 2-storey home in the vibrant community of Saddleridge! Featuring 4 bedrooms, 3.5 bathrooms, and 1,897 sq ft of developed living space, this home is right across the street from the Saddlebrook Park and is perfect for growing families. The main floor offers a bright and functional open-concept layout featuring a cozy living area, engineered hardwood flooring throughout (including the stairs), and a modern kitchen with quartz countertops, stainless steel appliances, and a pantry for added storage. The spacious dining area provides direct access to the backyard â€" ideal for summer gatherings. A convenient half bath completes the main level.

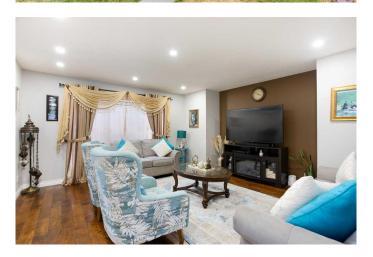
Upstairs includes a generous primary bedroom with a walk-in closet and private ensuite, along with two additional well-sized bedrooms and a full bathroom. Upgrades include all new light fixtures, newer roof, and siding.

The property also features 1-bedroom illegal suite in the basement with a separate side entrance â€" great for extended family or future potential. Located directly across from Saddlebrook Park, and just steps from Saddle Ridge Elementary School. Junior high, high schools, and Saddletowne LRT station are only minutes away, offering excellent transit access and family convenience.

This is a fantastic opportunity to own a well-kept, move-in ready home in a prime northeast Calgary location.







# **Essential Information**

MLS® # A2232754 Price \$640,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,432 Acres 0.08 Year Built 2006

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 9287 Saddlebrook Drive Ne

Subdivision Saddle Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3J 5M5

#### **Amenities**

Parking Spaces 2

Parking Alley Access, Off Street

# Interior

Interior Features Kitchen Island, Pantry, Quartz Counters, See Remarks, Walk-In

Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Out

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed June 26th, 2025

Days on Market 18

Zoning R-G

# **Listing Details**

Listing Office Real Broker

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.