

**8227 Saddleridge Drive NE**  
**Calgary, Alberta**

**MLS # A2203269**



**\$649,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,524 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	High Ceilings, Laminate Counters, See Remarks, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** N/A

Investors and first time home buyers alert! This luminous and inviting residence is perfectly positioned on a picturesque lot in the highly sought-after Saddle Ridge community, renowned for its abundant amenities. Step into an open-concept design where the living room, highlighted by a cozy gas fireplace, seamlessly flows into the breakfast nook and kitchen. For added convenience, this level also features a laundry area and a stylish 2-piece bathroom. Upstairs, discover three generously sized bedrooms accompanied by two pristine full bathrooms, ensuring comfort for the entire family. The fully finished basement expands your living space with two additional bedrooms, perfect for guests or a growing family. The expansive backyard offers an idyllic setting for gatherings, barbecues, or simply basking in the sun. Enjoy unparalleled access to essential amenities, including the LRT station, Genesis Centre, reputable schools, community parks, playgrounds, and a variety of grocery stores. Commuting is a breeze with nearby routes like Metis Trail, Deerfoot Trail, and Stoney Trail. Seize this opportunity to own a remarkable home in Saddle Ridge and book your private showing today!