

# **\$874,900 - 9 Saddlemead Road Ne, Calgary**

MLS® #A2190856

**\$874,900**

6 Bedroom, 4.00 Bathroom, 2,334 sqft

Residential on 0.12 Acres

Saddle Ridge, Calgary, Alberta

Discover this stunning, fully renovated 2-story corner lot home featuring a total of 6 bedrooms, 4 bathrooms, a bonus room, and over 3,300 sq. ft. of total living space, including a fully finished (illegal) basement suite with a separate entrance and laundry. Upon entry, youâ€™ll be welcomed by a grand open-to-below foyer and a breathtaking chandelier, leading to a spacious main floor with two living rooms, a dining area, a den, a breakfast nook, a family room, and an upgraded kitchen with ample counter space, plus a 3-piece bathroom for added convenience. The upper level boasts four spacious bedrooms, including a luxurious primary suite with an ensuite and walk-in closet, along with a main bathroom, laundry room, and three additional well-sized bedrooms. The fully finished illegal basement suite offers a private side entrance, a second kitchen, two bedrooms, a rec room, storage room, and a 3-piece bathroom. Recent upgrades include new siding, roofing, deck railing, paint, flooring, lighting, plumbing, and much more. This home was an EX-builder showhome with tons of upgrades, such as a heated garage, central-vac, and AC. Conveniently located near playgrounds, Saddletowne Circle, schools, bus stops, LRT, YMCA, shopping, banks, Khalsa School, Stoney Trail, and more! Donâ€™t miss this one-of-a-kind opportunityâ€”call today to book your private viewing!



Built in 2007

## Essential Information

MLS® #	A2190856
Price	\$874,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,334
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	9 Saddlemead Road Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4J2

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Central Vacuum, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 28th, 2025
Days on Market	82
Zoning	R-G

## Listing Details

Listing Office	Century 21 Bravo Realty
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