

# \$724,999 - 8397 Saddleridge Drive Ne, Calgary

MLS® #A2252412

## \$724,999

5 Bedroom, 3.00 Bathroom, 1,758 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

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.

Built in 2002

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2252412  |
| Price    | \$724,999 |
| Bedrooms | 5         |



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,758       |
| Acres          | 0.08        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 8397 Saddleridge Drive Ne |
| Subdivision | Saddle Ridge              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J4W9                    |

### Amenities

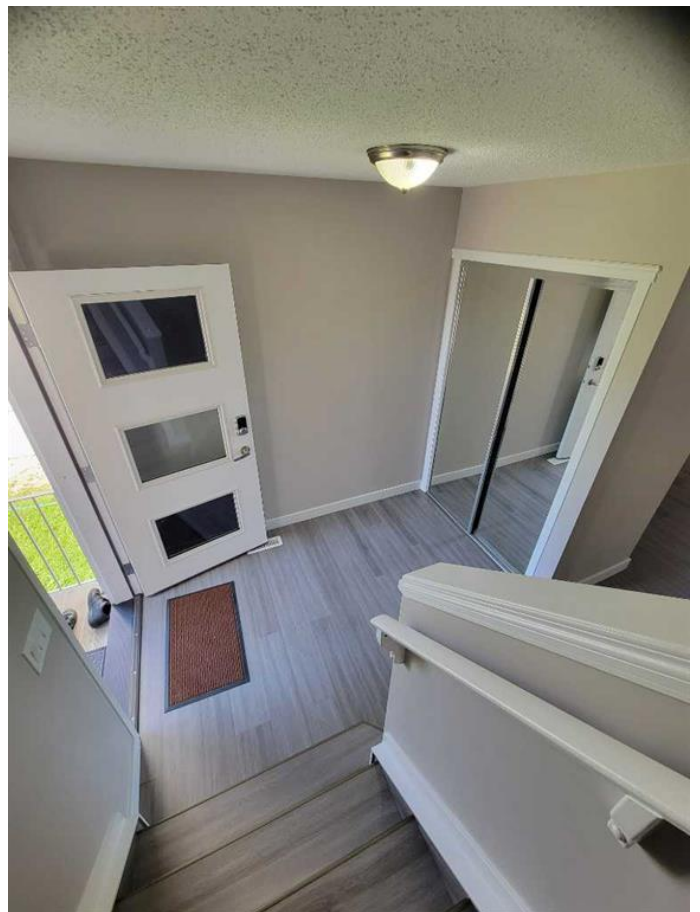
|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal H<br>Pantry, Quartz Counters |
| Appliances        | Dishwasher, Electric Range,<br>Washer/Dryer            |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 1                                                      |
| Fireplaces        | Gas                                                    |
| Has Basement      | Yes                                                    |
| Basement          | Finished, Full                                         |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|



|                 |                                    |
|-----------------|------------------------------------|
| Lot Description | Back Lane, Back Yard               |
| Roof            | Asphalt Shingle                    |
| Construction    | Concrete, Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete                    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 36                |
| Zoning         | R-1N              |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Blue Sky |
|----------------|-----------------------|

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