

**8430 saddleridge Drive NE**  
**Calgary, Alberta**

**MLS # A2293529**



**\$677,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,851 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	r-g
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Vinyl Windows		

**Inclusions:** n/a

Beautifully updated home with a front attached double garage offering over 2,600 sq. ft. of living space, ideally located close to schools, parks, shopping, and transit. The renovated main floor features new flooring, a bright open-concept layout, and a modern kitchen with sleek cabinetry, quartz countertops, and stainless steel appliances perfect for everyday living and entertaining. Upstairs offers three spacious bedrooms and two full bathrooms, including a large primary bedroom with its own ensuite along with a large bonus room. The basement includes an illegal suite with a kitchen featuring an island and a generous living area, providing great potential for extended family living. Brand new ROOF, hot water tank and windows were replaced recently.