

# \$629,900 - 8255 Saddleridge Drive Ne, Calgary

MLS® #A2225639

**\$629,900**

3 Bedroom, 4.00 Bathroom, 1,593 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Open House - June 1st / 1:00 pm -4:00 pm

| STUCCO | EPOXY IN GARAGE |

CONCRETE ON SIDES AND BACKYARD |

POT LIGHTS IN SOFFIT | SECURITY

CAMERAS | BACK ALLEY | Welcome to this

meticulously maintained and partially

renovated 3-bedroom home in the desirable

community of Saddle Ridge. This immaculate

home offers approximately 2200 SQFT of

living space, featuring a spacious and

contemporary layout with thoughtful

enhancements for comfort and convenience.

The elegantly designed custom white kitchen,

complete with a corner pantry, is both

aesthetically pleasing and practical,

showcasing GRANITE COUNTERTOPS. A

generous dining area seamlessly connects to

the kitchen, making it ideal for hosting large

family gatherings. The inviting living room

features a gas fireplace and overlooks a

private fenced backyard. The low-maintenance

concrete backyard includes a spacious

wooden deck and a corner shed for outdoor

storage, adding to its appeal. The main floor

also includes a half bath and a laundry room

for added convenience. Upstairs, the bright

and spacious master bedroom offers a

WALK-IN-CLOSET and a full ensuite

bathroom, while a second full bathroom serves

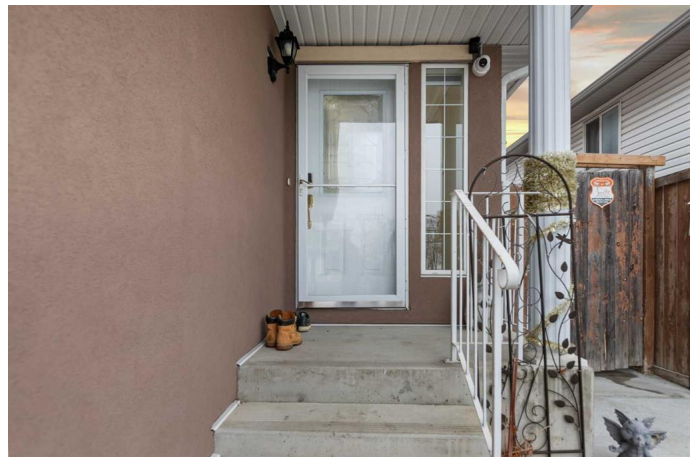
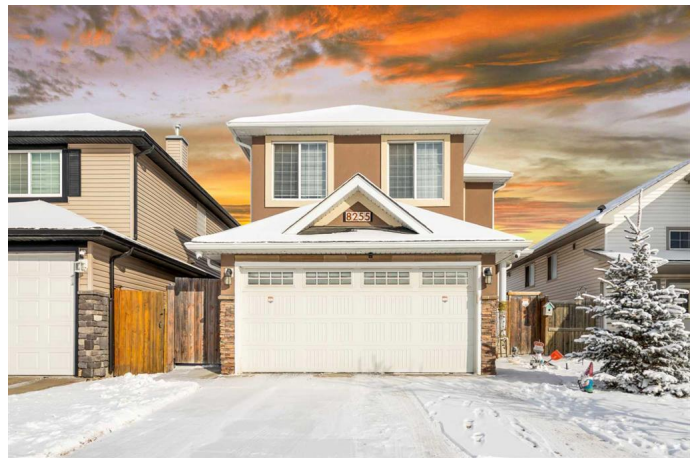
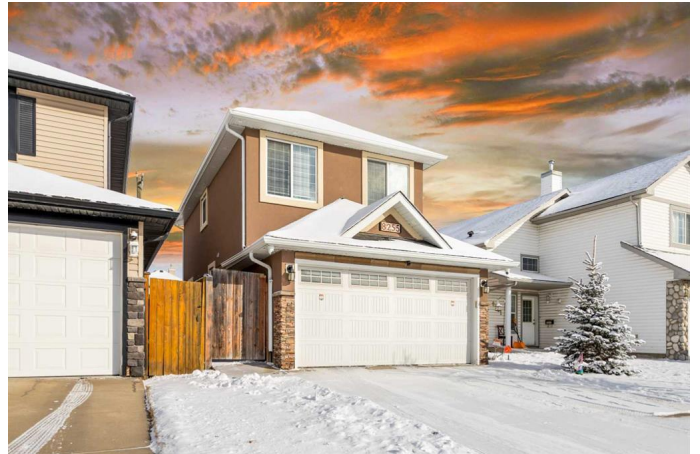
the other two generously sized bedrooms.

Additionally, a BONUS ROOM provides extra

space for a family room or home office. The

basement is designed for entertaining,

featuring a large RECREATION ROOM and an



additional full bathroom. The double attached garage, equipped with EPOXY flooring, provides convenience and ample storage. This home is ideally located within walking distance of schools, public transportation, the LRT station, YMCA, grocery stores, banks, restaurants, coffee shops, and various amenities, perfectly balancing modern living with easy access to everyday needs.

Built in 2001

### **Essential Information**

MLS® #	A2225639
Price	\$629,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,593
Acres	0.08
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	8255 Saddleridge Drive Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4K7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

## Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Natural Gas, Floor Furnace
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Private Yard, Storage
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 28th, 2025
Days on Market	10
Zoning	R-G

## Listing Details

Listing Office	URBAN-REALTY.ca
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