

# \$849,999 - 9 Saddlestone Park Ne, Calgary

MLS® #A2239051

**\$849,999**

6 Bedroom, 5.00 Bathroom, 2,316 sqft  
Residential on 0.08 Acres

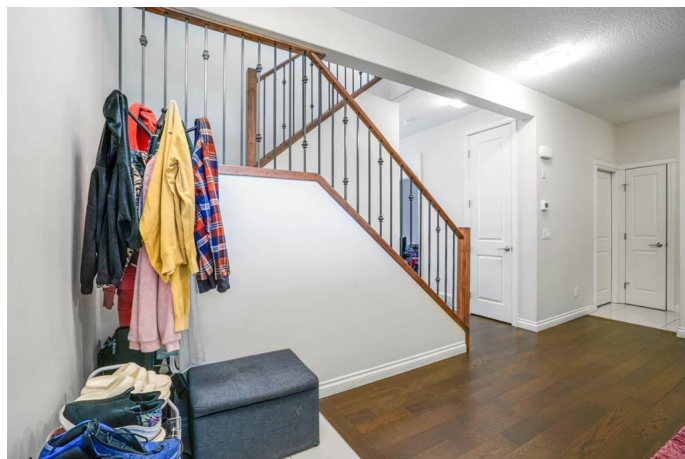
Saddle Ridge, Calgary, Alberta

Welcome to this immaculate 2018 Built 2-storey home with a LEGAL SUITE built by Genesis Builder, located in the highly sought-after community of Saddleridge. Offering 2,315.6 sq ft of elegant living space, this home truly checks all the boxes.

The main floor features stunning LVP flooring, 9 ft ceilings, a spacious front living room, cozy family room, and a versatile den/dining area. The upgraded kitchen is a chef's dream with full-height dark maple cabinetry, granite countertops, chimney-style hood fan, stainless steel appliances, pot lights, a walk-in pantry, and a bright breakfast nook. Additional highlights include custom window coverings, iron railings, a guest bathroom, ceramic tile in all wet areas for added water protection. A gas fireplace adds warmth and charm to the space.

Upstairs, you'll find two luxurious DUAL MASTER BEDROOMS, a bonus room/loft, two additional generously sized bedrooms with a additional 4pc Bathroom, and a convenient upper-level laundry.

The builder-developed basement suite boasts the same high-end finishes as the main floor, including two more bedrooms with large windows, vinyl laminate flooring, a full kitchen with stainless steel appliances, separate laundry, and its own entrance. This level also includes two furnaces and two hot water tanks for added efficiency and comfort.



The exterior is fully landscaped and features a large deck with a BBQ gas lineâ€”perfect for entertaining. Ideally located close to all amenities, this stunning home offers exceptional value and must be seen to be fully appreciated. Donâ€™t miss this incredible opportunity.. CALL TODAY FOR PRIVATE SHOWINGS

Built in 2018

### Essential Information

MLS® #	A2239051
Price	\$849,999
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,316
Acres	0.08
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	9 Saddlestone Park Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0Z4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 11th, 2025
Days on Market	7
Zoning	R-G

## Listing Details

Listing Office	PREP Realty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.