



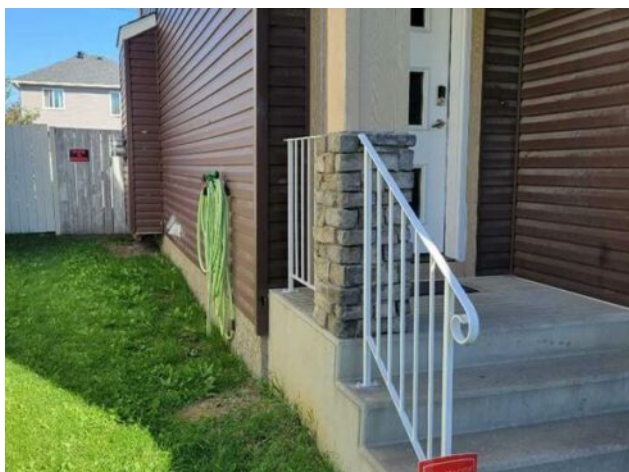
DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

8397 Saddleridge Drive NE  
Calgary, Alberta

MLS # A2252412

**\$724,999**



|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Saddle Ridge           |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | 2 Storey               |        |                   |
| Size:     | 1,758 sq.ft.           | Age:   | 2002 (23 yrs old) |
| Beds:     | 3                      | Baths: | 1 full / 1 half   |
| Garage:   | Double Garage Attached |        |                   |
| Lot Size: | 0.08 Acre              |        |                   |
| Lot Feat: | Back Lane, Back Yard   |        |                   |

|             |                                                                                          |            |      |
|-------------|------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                                                  | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Laminate                                                           | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                          | Condo Fee: | -    |
| Basement:   | Finished, Full                                                                           | LLD:       | -    |
| Exterior:   | Concrete, Vinyl Siding, Wood Frame                                                       | Zoning:    | R-1N |
| Foundation: | Poured Concrete                                                                          | Utilities: | -    |
| Features:   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |            |      |

Inclusions: N/A

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.