

# \$844,900 - 9 Saddlemead Road Ne, Calgary

MLS® #A2190856

**\$844,900**

6 Bedroom, 4.00 Bathroom, 2,334 sqft

Residential on 0.12 Acres

Saddle Ridge, Calgary, Alberta

Discover this stunning, fully renovated 2-story corner lot home featuring a total of 6 bedrooms, 4 bathrooms, a bonus room, and over 3,300 sq. ft. of total living space, including a fully finished basement suite with a separate entrance and laundry. Upon entry, you'll be welcomed by a grand open-to-below foyer and a breathtaking chandelier, leading to a spacious main floor with two living rooms, a dining area, a den, a breakfast nook, a family room, and an upgraded kitchen with ample counter space, plus a 3-piece bathroom for added convenience. The upper level boasts four spacious bedrooms, including a luxurious primary suite with an ensuite and walk-in closet, along with a main bathroom, laundry room, and three additional well-sized bedrooms. The fully finished basement suite offers a private side entrance, a second kitchen, two bedrooms, a rec room, storage room, and a 3-piece bathroom. Recent upgrades include new siding, roofing, deck railing, paint, flooring, lighting, plumbing, and much more. This home was an EX-builder showhome with tons of upgrades, such as a heated garage, central-vac, and AC.

Conveniently located near playgrounds, Saddle Towne Circle, schools, bus stops, LRT, YMCA, shopping, banks, Khalsa School, Stoney Trail, and more! Don't miss this one-of-a-kind opportunity—call today to book your private viewing!

Built in 2007



## Essential Information

MLS® #	A2190856
Price	\$844,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,334
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	9 Saddlemead Road Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4J2

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Central Vacuum, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Central Air Conditioner, Washer/Dryer, Window Coverings
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Exterior Entry, Finished, Full, Suite
----------	---------------------------------------

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	No Neighbours Behind, Back Yard, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Brick, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	January 28th, 2025
Days on Market	106
Zoning	R-G

## Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.