

# \$874,900 - 9 Saddlemead Road Ne, Calgary

MLS® #A2190856

**\$874,900**

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 (illegal) basement suite with a separate entrance and laundry. Upon entry, youâ€™™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 illegal 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, Saddletowne Circle, schools, bus stops, LRT, YMCA, shopping, banks, Khalsa School, Stoney Trail, and more! Donâ€™™t miss this one-of-a-kind opportunityâ€™™call today to book your private viewing!



Built in 2007

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2190856    |
| Price          | \$874,900   |
| 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 | Central Vacuum, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings  |
| Heating           | Fireplace(s), Forced Air   |
| 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   | Back Yard, No Neighbours Behind, Private  |
| Roof              | Asphalt Shingle                           |
| Construction      | Brick, Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                           |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 28th, 2025 |
| Days on Market | 81                 |
| Zoning         | R-G                |

### **Listing Details**

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

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