

# \$640,000 - 9287 Saddlebrook Drive Ne, Calgary

MLS® #A2232754

**\$640,000**

4 Bedroom, 4.00 Bathroom, 1,432 sqft  
Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this beautifully upgraded 2-storey home in the vibrant community of Saddleridge! Featuring 4 bedrooms, 3.5 bathrooms, and 1,897 sq ft of developed living space, this home is right across the street from the Saddlebrook Park and is perfect for growing families. The main floor offers a bright and functional open-concept layout featuring a cozy living area, engineered hardwood flooring throughout (including the stairs), and a modern kitchen with quartz countertops, stainless steel appliances, and a pantry for added storage. The spacious dining area provides direct access to the backyard – ideal for summer gatherings. A convenient half bath completes the main level.

Upstairs includes a generous primary bedroom with a walk-in closet and private ensuite, along with two additional well-sized bedrooms and a full bathroom. Upgrades include all new light fixtures, newer roof, and siding.

The property also features 1-bedroom illegal suite in the basement with a separate side entrance – great for extended family or future potential. Located directly across from Saddlebrook Park, and just steps from Saddle Ridge Elementary School. Junior high, high schools, and Saddletowne LRT station are only minutes away, offering excellent transit access and family convenience.

This is a fantastic opportunity to own a well-kept, move-in ready home in a prime northeast Calgary location.



Built in 2006

## Essential Information

MLS® #	A2232754
Price	\$640,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,432
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	9287 Saddlebrook Drive Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5M5

## Amenities

Parking Spaces	2
Parking	Alley Access, Off Street

## Interior

Interior Features	Kitchen Island, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 26th, 2025
Days on Market	9
Zoning	R-G

**Listing Details**

Listing Office	Real Broker
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