

# \$649,000 - 8222 Saddleridge Drive Ne, Calgary

MLS® #A2219288

**\$649,000**

4 Bedroom, 4.00 Bathroom, 1,715 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Investor alert or first time owner buyer with income potential in this large house with attached garage in the family orientated community of Saddleridge. Experience the perfect blend of style and functionality in this beautifully renovated home. Featuring a well-designed layout, this property offers: Main Floor: Enjoy a spacious living room and a separate family room, ideal for entertaining or relaxing. The dining area flows seamlessly into an upgraded kitchen with ample space, enhanced by hardwood floors throughout the main level and elegant tile flooring in the kitchen. Upper Floor: The master bedroom boasts a private en-suite bath, while two additional well-sized bedrooms share a full bath. Custom closets are thoughtfully designed to maximize storage, and the highly sought-after upper floor laundry is equipped with convenient storage shelves. Basement: The fully developed legal basement features a separate entrance and includes a legal one-bedroom suite, perfect for guests or rental income. Conveniently located close to schools, transit, Saddletowne Station, and the lake. Shopping options are also just a short distance away.

Donâ€™t miss your chance to view this exceptional home. Book your showing today!

Built in 2000

## Essential Information



MLS® #	A2219288
Price	\$649,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,715
Acres	0.08
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	8222 Saddleridge Drive Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4K7

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), See Remarks
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 11th, 2025
Days on Market	1
Zoning	R-G

**Listing Details**

Listing Office	VIP Realty & Management
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