

**9219 Saddlebrook Drive NE
Calgary, Alberta**

MLS # A2247718



\$599,990

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,444 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Dry Bar, Laminate Counters, No Animal Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

NEW ROOF, FURNACE, and NEW WATER TANK. Welcome to this fully developed detached home with a legal basement suite, ideally located on Saddlebrook Drive in NE Calgary! Offering 1,443 sq. ft. above grade plus a 674 sq. ft. LEGAL basement suite, this property is perfect for families or savvy investors. House has New Roof, new Furnace and new Hot water Tank. The main floor features a spacious living room, dining area, and kitchen with modern cabinetry, along with a convenient bonus serving station. A side window along the stairs brings in beautiful natural light. The upper level offers three generously sized bedrooms, including a large primary bedroom (13'5" x 12'9") with its own 4-piece ensuite. You'll also find an upstairs laundry room and a second full bathroom. The basement is a self-contained legal suite with a separate side entrance—already rented with a tenant in place—offering immediate rental income. It includes a bedroom, full bath, living area, and kitchen. The backyard is fully fenced with a deck and room for parking 2-3 vehicles via rear lane access. Bonus: the bus stop is right out front, and a school is just a short walk away. You're also minutes from the Saddletowne CTrain station, grocery stores, Savanna Bazaar, restaurants, and all amenities. Whether you're looking to live upstairs and rent the basement or grow your investment portfolio, this property is clean, well-maintained, and ready to go. Don't miss out on this amazing opportunity! Book your private showing today!