

# \$899,900 - 9 Saddlemead Road Ne, Calgary

MLS® #A2190856

**\$899,900**

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	\$899,900
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	65
Zoning	R-G

### **Listing Details**

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

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