

# \$385,000 - 8355 Saddlebrook Drive Ne, Calgary

MLS® #A2210680

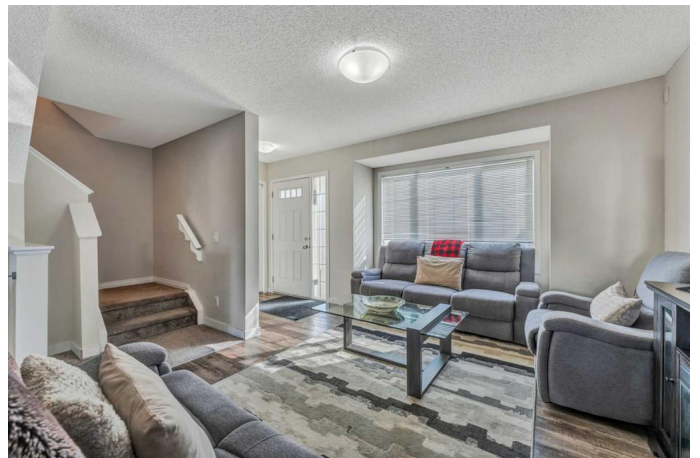
**\$385,000**

3 Bedroom, 3.00 Bathroom, 1,296 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

IMMACULATELY MAINTAINED | MOVE-IN READY | 3 BEDROOMS | 2.5 BATHROOMS | TIMELESS FINISHES | WEST FACING BACKYARD | WALKING DISTANCE TO SHOPS, RESTAURANTS, TRANSIT, SCHOOLS AND PARKS | MERE MINUTES TO THE GENESIS CENTRE | OFF-STREET PARKING. Extremely well maintained 3 bedroom, 2.5 bathroom townhouse with timeless finishes and a sunny west-facing backyard. Phenomenally located just a ½ block from Saddle Ridge Plaza with shops, services and restaurants. Also within walking distance are numerous parks, great schools, transit and the extensive pathway system that winds around the wetland park. The always popular Genesis Centre is an easy 35 minute walk or 7 minute drive away. Then come home to a quiet sanctuary. The open floor plan is highlighted by updated flooring and a neutral colour pallet. Oversized windows stream natural light into the inviting living room. Centring the open concept space is the dining room, perfect for entertaining. The kitchen inspires culinary creativity featuring stainless steel appliances, lots of cabinets, a pantry for extra storage and a breakfast bar on the peninsula island to casually gather. Patio sliders lead to the rear deck promoting warm weather barbeques and time spent unwinding soaking up the sunny west exposure. A handy powder room conveniently completes the main level. The primary bedroom on the upper level is a true owner's retreat with extra



windows, a spacious design and a private 4-piece ensuite. Both additional bedrooms are also generously sized with easy access to the 4-piece main bathroom. The basement awaits your design ideas with ample space for storage and everything else on your wish list. Assigned off-street parking further adds to your convenience. Move-in ready and an outstanding, very walkable location – this home has it all!

Built in 2012

### Essential Information

MLS® #	A2210680
Price	\$385,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,296
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	8355 Saddlebrook Drive Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0P9

### Amenities

Amenities	Snow Removal
Parking Spaces	1

Parking	Off Street, Stall
---------	-------------------

## Interior

Interior Features	Breakfast Bar, Open Floorplan, Pantry, Soaking Tub, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 15th, 2025
Days on Market	7
Zoning	M-G

## Listing Details

Listing Office	LPT Realty
----------------	------------

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