# \$599,900 - 9287 Saddlebrook Drive Ne, Calgary

MLS® #A2264088

# \$599,900

4 Bedroom, 4.00 Bathroom, 1,453 sqft Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Directly Across From Saddlebrook Park & Triple Rim Basketball Park | 1 Bedroom Basement Suite(illegal) | 1,453 SqFt | Open Floor Plan | High Ceilings | Pot Lighting | Kitchen Island | Quartz Countertops | Stainless Steel Appliances | Pantry | Large Windows | Ample Natural Light | 3 Upper Level Bedrooms | Separate Entry to Basement | Basement Laundry | Great Backyard | Fully Fenced | Deck | Lawn | Incredible Location! Welcome to 9287 Saddlebrook Drive NE â€" a beautifully maintained 2-storey family home directly across from Saddlebrook Park and Triple Rim Basketball Park, offering the perfect blend of comfort, style, and convenience! Step inside to a welcoming foyer with closet storage for a tidy and organized entryway. The spacious and bright living room flows seamlessly into the open-concept kitchen and dining area, designed for both everyday living and effortless entertaining. The kitchen features quartz countertops, stainless steel appliances, a pantry, and a central island with barstool seating. From the dining room, large sliding glass doors open to the deck, creating easy indoor/outdoor living. A convenient 2-piece powder room completes the main level. Upstairs, you'II find 3 generous bedrooms, including a primary suite with a 3-piece ensuite featuring a walk-in shower. The second and third bedrooms share a 4-piece bathroom with a tub/shower comboâ€"perfect for families. The illegal basement suite offers great flexibility with a separate side entrance, a







good-sized bedroom, and an open-plan kitchen and rec roomâ€"ideal for guests, extended family, or potential rental income. The shared laundry area is located in the basement. Outside, enjoy the fully fenced backyard with a large deck for outdoor dining and an expansive lawnâ€"a perfect space for kids, pets, or hosting summer BBQs. Located in an incredible family-friendly neighborhood with parks, schools, shopping, and transit all nearby, this home checks all the boxes. Don't miss your chanceâ€"book your showing today!

Built in 2006

#### **Essential Information**

MLS® # A2264088 Price \$599,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,453 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 Off Street

#### Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters,

Recessed Lighting, Separate Entrance, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window

Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Exterior Entry, Suite

#### **Exterior**

Exterior Features Lighting, Private Yard, Rain Gutters

Lot Description Back Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot, Street

Lighting

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed October 18th, 2025

Days on Market 15

Zoning R-G

# **Listing Details**

Listing Office RE/MAX Crown

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