

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

MLS® #A2264088

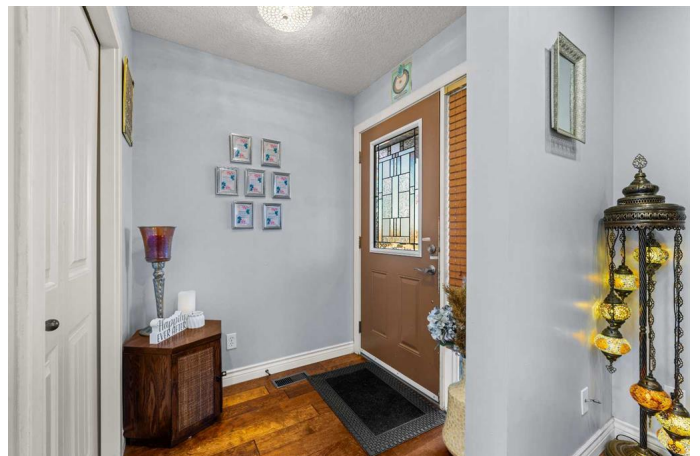
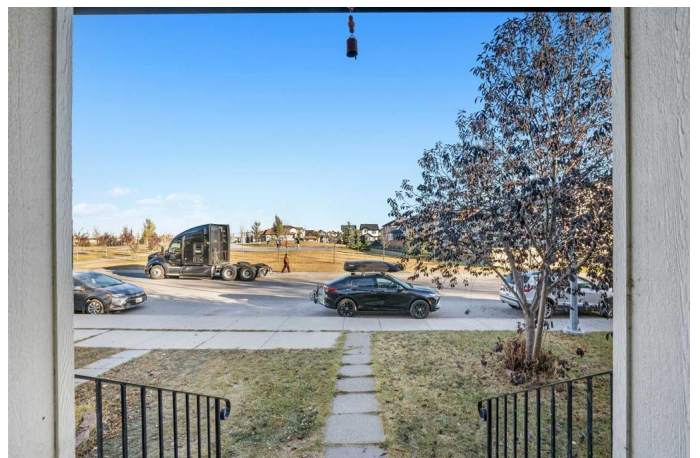
**\$599,900**

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 – 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™ll 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 combo – 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 room—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 lawn—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 chance—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 | 11                 |
| Zoning         | R-G                |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX Crown |
|----------------|--------------|

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