

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

MLS® #A2264088

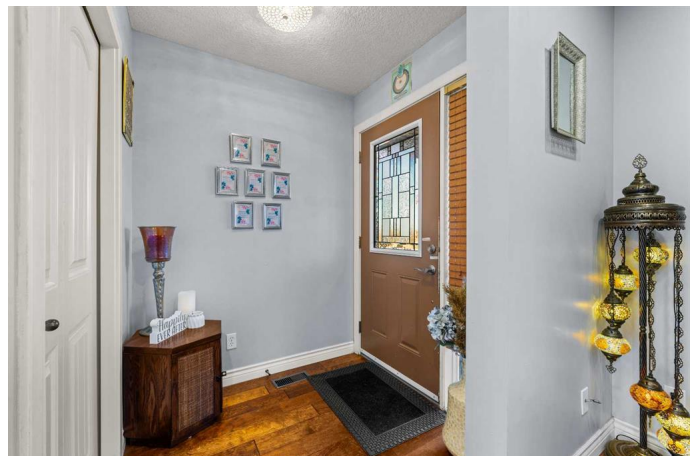
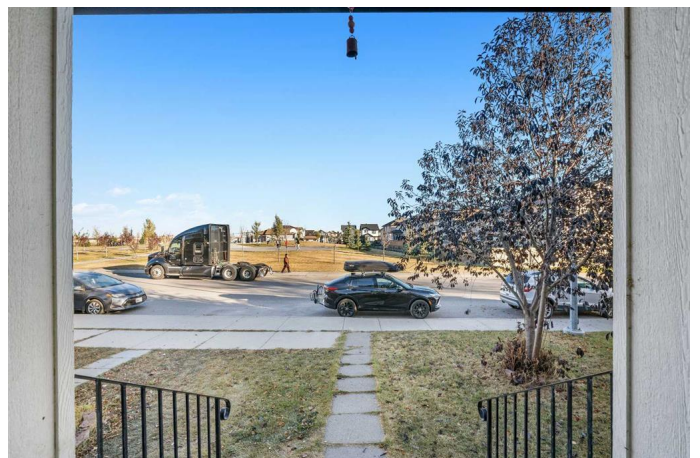
**\$599,900**

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 |
| Zoning      | R-G                |

### Listing Details

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

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.