



## 9 Saddlemead Road Calgary Alberta

\$899,900

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, you'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! Don't miss this one-of-a-kind opportunity--call today to book your private viewing! (id:6769)

Laundry room 5.58 Ft x 9.17 Ft  
4pc Bathroom 9.33 Ft x 9.08 Ft  
Primary Bedroom 11.92 Ft x 15.50 Ft  
Other 5.92 Ft x 10.00 Ft  
Bedroom 11.08 Ft x 10.00 Ft  
3pc Bathroom 4.92 Ft x 9.17 Ft  
Bedroom 15.08 Ft x 9.33 Ft  
Bedroom 13.17 Ft x 9.25 Ft  
Kitchen 10.08 Ft x 14.75 Ft  
Furnace 11.58 Ft x 9.33 Ft

3pc Bathroom 4.92 Ft x 9.25 Ft  
Bedroom 10.00 Ft x 9.33 Ft  
Bedroom 12.50 Ft x 9.08 Ft  
Other 5.00 Ft x 9.08 Ft  
Storage 5.25 Ft x 9.00 Ft  
Recreational, Games room 17.92 Ft x 13.83 Ft  
Living room 24.00 Ft x 11.67 Ft  
Family room 14.50 Ft x 14.00 Ft  
Dining room 10.50 Ft x 11.00 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

<http://www.tihomes.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)