



## 8222 Saddleridge Drive Calgary Alberta

\$750,000

Investor alert or first time owner buyer with income potential in this large house with attached garage in the family orientated community of Saddleridge. Experience the perfect blend of style and functionality in this beautifully renovated home. Featuring a well-designed layout, this property offers: Main Floor: Enjoy a spacious living room and a separate family room, ideal for entertaining or relaxing. The dining area flows seamlessly into an upgraded kitchen with ample space, enhanced by hardwood floors throughout the main level and elegant tile flooring in the kitchen. Upper Floor: The master bedroom boasts a private en-suite bath, while two additional well-sized bedrooms share a full bath. Custom closets are thoughtfully designed to maximize storage, and the highly sought-after upper floor laundry is equipped with convenient storage shelves. Basement: The fully developed legal basement features a separate entrance and includes a legal one-bedroom suite, perfect for guests or rental income. Conveniently located close to schools, transit, Saddletowne Station, and the lake. Shopping options are also just a short distance away. Don't miss your chance to view this exceptional home. Book your showing today! (id:6769)

Laundry room 5.67 Ft x 6.42 Ft  
Primary Bedroom 12.92 Ft x 12.00 Ft  
Other 4.67 Ft x 6.50 Ft  
4pc Bathroom 11.17 Ft x 5.92 Ft  
Bedroom 8.92 Ft x 11.75 Ft  
Bedroom 10.25 Ft x 8.92 Ft  
4pc Bathroom 4.92 Ft x 7.92 Ft

Other 10.83 Ft x 6.00 Ft  
Other 4.25 Ft x 10.83 Ft  
Living room 11.42 Ft x 15.50 Ft  
Dining room 11.42 Ft x 10.75 Ft  
Kitchen 11.00 Ft x 13.33 Ft  
Family room 12.92 Ft x 14.08 Ft  
2pc Bathroom 4.92 Ft x 4.42 Ft

Listing Presented By:



Originally Listed by:  
VIP Realty & Management

**RE/MAX Realty Professionals**

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