

# \$849,999 - 9 Saddlestone Park Ne, Calgary

MLS® #A2239051

**\$849,999**

6 Bedroom, 5.00 Bathroom, 2,316 sqft  
Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this immaculate 2018 Built 2-storey home with a LEGAL SUITE built by Genesis Builder, located in the highly sought-after community of Saddleridge. Offering 2,315.6 sq ft of elegant living space, this home truly checks all the boxes.

The main floor features stunning LVP flooring, 9 ft ceilings, a spacious front living room, cozy family room, and a versatile den/dining area. The upgraded kitchen is a chef's dream with full-height dark maple cabinetry, granite countertops, chimney-style hood fan, stainless steel appliances, pot lights, a walk-in pantry, and a bright breakfast nook. Additional highlights include custom window coverings, iron railings, a guest bathroom, ceramic tile in all wet areas for added water protection. A gas fireplace adds warmth and charm to the space.

Upstairs, you'll find two luxurious DUAL MASTER BEDROOMS, a bonus room/loft, two additional generously sized bedrooms with a additional 4pc Bathroom, and a convenient upper-level laundry.

The builder-developed basement suite boasts the same high-end finishes as the main floor, including two more bedrooms with large windows, vinyl laminate flooring, a full kitchen with stainless steel appliances, separate laundry, and its own entrance. This level also includes two furnaces and two hot water tanks for added efficiency and comfort.



The exterior is fully landscaped and features a large deck with a BBQ gas lineâ€”perfect for entertaining. Ideally located close to all amenities, this stunning home offers exceptional value and must be seen to be fully appreciated. Donâ€™t miss this incredible opportunity.. CALL TODAY FOR PRIVATE SHOWINGS

Built in 2018

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2239051    |
| Price          | \$849,999   |
| Bedrooms       | 6           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,316       |
| Acres          | 0.08        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 9 Saddlestone Park Ne |
| Subdivision | Saddle Ridge          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 0Z4               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Separate Entrance       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                                                        |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Family Room, Gas                                                                                  |
| Has Basement      | Yes                                                                                               |
| Basement          | Exterior Entry, Finished, Full, Suite                                                             |

## Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard                                              |
| Lot Description   | Back Yard, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                           |
| Foundation        | Poured Concrete                                                                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 1               |
| Zoning         | R-G             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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