

**312 Saddlebrook Point NE  
Calgary, Alberta**

**MLS # A2237426**



**\$259,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	437 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 273
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage		
<b>Inclusions:</b>	N/A		

Located in a quiet part of the Red Willow townhomes is this corner unit which offers privacy and convenience. As you enter, you'll find a built-in desk with lighting and plenty of cabinetry. Crystal light fixtures have been installed throughout the home. The main floor and basement feature newer LVP with cork backing for extra comfort. The kitchen has an open layout that flows into the living room, which also includes access to the backyard through the rear door. Downstairs, you'll find two generous bedrooms, each with ample closet space. A 4-piece bathroom sits between the bedrooms, with a stacked washer and dryer conveniently within reach. The assigned parking stall is just outside the unit with visitor parking directly behind it. Garbage and recycling are also very close for easy access. You'll enjoy quick routes to important roadways such as Airport Trail, Stoney Trail, and Metis Trail. There are plenty of walking and cycling paths nearby, along with a green space right in front of the unit.