115 Saddlebrook Point NE
Calgary, Alberta

MLS # A2258442

$319,900

Division:	Saddle Ridge
Type:	Residential/Five Plus
Style:	2 Storey
Size:	959 sq.ft.
Age:	2007 (18 yrs old)
Beds:	2
Baths:	1
Garage:	Assigned, Stall
Lot Size:	0.02 Acre
Lot Feat:	Few Trees, Rectangular Lot

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 286
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Pantry		

Inclusions: NONE

Welcome to this stunning townhouse in Saddleridge, Calgary, boasting 900 + square feet of meticulously designed living space, with an open-concept main floor and the upper floor featuring two spacious bedrooms. The main floor is perfect for entertaining, featuring an expansive living area filled with natural light pouring in through a large window and glass door, leading to a concrete patio. The sleek kitchen is equipped with stainless steel appliances, ample cabinetry and a spacious pantry. A beautifully lit dining area, complete with an elegant chandelier and big windows, flows seamlessly from the kitchen. Two bedrooms and the full washroom is located on the upper floor of the house. The master bedroom boasts expansive window and a spacious double-door closet. The second bedroom is equally impressive, featuring two double-door closets and plenty of natural light coming from window. A full bathroom and an additional storage space complete this floor. The laundry is located in the unfinished basement. The backyard is perfect for spending evenings outdoors , and for children's playing. There is a big concrete patio complete with some trees and area with grass. Conveniently located in the desirable community of Saddleridge, this townhouse offers easy access to schools, parks, walking trails, shopping plazas and Calgary transit. Don't miss out on this incredible opportunity! Book your private showing today.