

**425 Saddlemont Boulevard NE  
Calgary, Alberta**

**MLS # A2275720**



# \$409,900

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,595 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 483
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d125
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this SPACIOUS CORNER-UNIT TOWNHOUSE offering 3 BEDROOMS, 2.5 BATHROOMS, AND A DOUBLE ATTACHED GARAGE, ideally located in the highly desirable SADDLE RIDGE NE, CALGARY. This home delivers STRONG CURB APPEAL with a FABULOUS FRONT ELEVATION FINISHED IN BRICK, STONE, AND VINYL, setting the tone for QUALITY AND FUNCTIONALITY. Situated on a PREMIUM CORNER LOT, this property benefits from EXTRA WINDOWS THROUGHOUT, flooding the home with NATURAL LIGHT and enhancing overall LIVABILITY. Upon entry, you are greeted by a GRAND OPEN-TO-ABOVE FOYER, creating an immediate sense of SPACE AND PRESENCE. The DOUBLE ATTACHED GARAGE is a MUST-HAVE FOR CALGARY WINTERS, keeping vehicles warm and eliminating the hassle of snow removal. The SECOND LEVEL is designed for MODERN LIVING AND ENTERTAINING, featuring a SPACIOUS LIVING ROOM, DINING AREA, AND A WELL-APPOINTED KITCHEN with GRANITE COUNTERTOPS, CHIMNEY-STYLE HOOD FAN, AND STAINLESS STEEL APPLIANCES. Step out onto the EXTRA-LARGE DECK OVERLOOKING THE POND AND GREEN SPACE—a RARE, LIFETIME ASSET offering PRIVACY, VIEWS, AND EVERYDAY TRANQUILITY. A STRATEGICALLY PLACED HALF BATHROOM adds CONVENIENCE AND FUNCTIONALITY on this level. The THIRD LEVEL offers THREE GENEROUSLY SIZED BEDROOMS AND TWO FULL BATHROOMS. The PRIMARY BEDROOM includes a 4-PIECE ENSUITE WITH HIS-AND-HER SINKS. A standout feature of this home is that ALL THREE BEDROOMS COMFORTABLY ACCOMMODATE KING-SIZE BEDS, a RARE FIND IN TOWNHOUSE LIVING. An ADDITIONAL BALCONY ON THE UPPER LEVEL

further enhances the INDOOR-OUTDOOR EXPERIENCE. LOCATION IS A CLEAR COMPETITIVE ADVANTAGE. WALKING DISTANCE TO PARKS, POND, PLAZA, AND SCHOOLS. 5 MINUTES TO STONEY TRAIL, 5 MINUTES TO GURDWARA SAHIB AND KHALSA SCHOOL, 7 MINUTES TO GREEN DOME MOSQUE, 10 MINUTES TO CALGARY INTERNATIONAL AIRPORT, AND 20 MINUTES TO DOWNTOWN CALGARY. This property checks all the boxes—SPACE, LAYOUT, LOCATION, AND LONG-TERM VALUE. A TRUE STEAL OF A DEAL. DO NOT MISS YOUR CHANCE. HAPPY SHOWINGS.