

99 Saddlebrook Point NE
Calgary, Alberta

MLS # A2198680



\$334,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	962 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Other		

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Granite Counters, Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: \$ 273

LLD: -

Zoning: M-1

Utilities: -

Inclusions: N/A

Discover this exquisite home through a captivating 3D tour! This highly coveted townhouse in the Saddle Ridge community features new paint and flooring. The two-bedroom, one-bathroom townhouse has a thoughtfully designed kitchen with full appliances, a walk-in pantry, new granite counters, a new dishwasher, ample cabinet space, and a bright dining area. The living room boasts new vinyl plank flooring and opens onto the back patio, perfect for summer BBQs. Enjoy the convenience of assigned parking in front, with ample visitor parking available. The basement is ready for your personal design and includes a laundry room. This townhouse is conveniently located less than a 5-minute drive to grocery stores, coffee shops, and restaurants. It's just an 8-minute drive to Genesis Rec Center and within walking distance to Saddleridge Elementary School and parks. Additionally, there's quick access to Stoney Trail and Deerfoot Trail. Schedule your private viewing today!