

268 Saddlebrook Pointe NE
Calgary, Alberta

MLS # A2158889



\$274,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	444 sq.ft.	Age:	2009 (15 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	See Remarks	LLD:	-
Exterior:	Concrete, Stone, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to 268 Saddlebrook Point NE, a charming and beautifully maintained townhouse nestled in the highly sought-after community of Saddle Ridge. This delightful home is ideal for first-time buyers looking for a promising investment opportunity, as well as small families and couples seeking comfort and convenience. As you step inside, you are greeted by a warm and welcoming foyer that sets the stage for the rest of the home. The main floor features an open-concept kitchen that seamlessly flows into the inviting living room, creating the perfect space for entertaining guests or enjoying quality time with loved ones. Large windows allow natural light to fill the room, enhancing the cozy ambiance and making it an ideal spot to relax after a long day. From the living room, you have direct access to your backyard, providing a private outdoor oasis where you can unwind, host barbecues, or cultivate a lovely garden. The lower level of this townhouse is thoughtfully designed, featuring two generously sized bedrooms, including a bright and spacious primary bedroom that offers a peaceful retreat. The shared 4-piece bathroom is conveniently located, ensuring that everyone has easy access to essential amenities. Additionally, the lower floor is equipped with a laundry room, making chores more convenient and efficient. One of the standout features of this property is its prime location. Within just steps, you'll find shopping centers, reputable schools, and reliable public transportation, making it easy to access everything you need for your daily lifestyle. Whether you're looking for family-friendly activities, convenient commuting options, or a vibrant community atmosphere, Saddle Ridge has it all. Don't miss out on this incredible opportunity! Schedule your showing today and discover why 268 Saddlebrook Point NE could be your perfect new home. With its charming features,

ideal location, and investment potential, this townhouse won't last long!