

312 Saddlebrook Point NE
Calgary, Alberta

MLS # A2174071



\$288,888

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 273
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Primary Downstairs, See Remarks, Vinyl Windows		

Inclusions: N/A

This cozy and well-kept townhouse offers a fantastic opportunity for those looking to own a home in a convenient location. Featuring 2 bedrooms below grade, this home provides a peaceful and private retreat. The main floor includes a spacious living room with laminate flooring, a dining area with a built-in wall unit, and a well-equipped kitchen with plenty of cabinetry. The home also includes a 4-piece bathroom, stacked laundry on the lower level, and a mix of laminate and carpet flooring for added comfort. Assigned parking is included, ensuring convenience right outside your door. With its proximity to transit, schools, and local amenities, this place is perfect and affordable for those seeking both comfort and practicality in the vibrant community Saddle Ridge.