

8425 Saddlebrook Drive NE
Calgary, Alberta

MLS # A2179321



\$269,999

Division:	Saddle Ridge		
Type:	Residential/Other		
Style:	2 Storey		
Size:	893 sq.ft.	Age:	2015 (9 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.00 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 263
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: NONE

Attention first-time Buyers and Investors. Location ! Location !! Location !!! Welcome to this Stunning Two-Storey, One-Bedroom END UNIT Townhouse that redefines modern living! This beautifully maintained over 800 sqft., FRESHLY PAINTED, Bright and Spacious townhouse offers the perfect blend of comfort and convenience. The moment you step in you will notice an inviting open-concept living area flooded with natural light, ideal for relaxation and entertainment. The well-appointed kitchen features stainless steel appliances, quartz countertop, and a cozy dining area. Upstairs you will find a Primary bedroom, 3 pc bathroom and walk-in closet with stacked laundry. This unit is surrounded by serene ponds and beautifully landscaped area with walking paths creating a peaceful retreat that invites outdoor exploration. Located in a desirable SADDLE RIDGE neighborhood, this townhouse is just minutes away from school, playground, shopping, dining and Calgary International Airport. With easy access to public transportation, commuting is a breeze! Don't miss this opportunity to own a charming space that feels like home. Schedule your private showing today!