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	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 273
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, Open Floorplan, Pantry		

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!