

8355 Saddlebrook Drive NE
Calgary, Alberta

MLS # A2210680



\$385,000

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,296 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 245
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Pantry, Soaking Tub, Storage		

Inclusions: Freezer (available for purchase). All furniture is also for sale.

IMMACULATELY MAINTAINED | MOVE-IN READY | 3 BEDROOMS | 2.5 BATHROOMS | TIMELESS FINISHES | WEST FACING BACKYARD | WALKING DISTANCE TO SHOPS, RESTAURANTS, TRANSIT, SCHOOLS AND PARKS | MERE MINUTES TO THE GENESIS CENTRE | OFF-STREET PARKING. Extremely well maintained 3 bedroom, 2.5 bathroom townhouse with timeless finishes and a sunny west-facing backyard. Phenomenally located just a 12 block from Saddle Ridge Plaza with shops, services and restaurants. Also within walking distance are numerous parks, great schools, transit and the extensive pathway system that winds around the wetland park. The always popular Genesis Centre is an easy 35 minute walk or 7 minute drive away. Then come home to a quiet sanctuary. The open floor plan is highlighted by updated flooring and a neutral colour pallet. Oversized windows stream natural light into the inviting living room. Centring the open concept space is the dining room, perfect for entertaining. The kitchen inspires culinary creativity featuring stainless steel appliances, lots of cabinets, a pantry for extra storage and a breakfast bar on the peninsula island to casually gather. Patio sliders lead to the rear deck promoting warm weather barbeques and time spent unwinding soaking up the sunny west exposure. A handy powder room conveniently completes the main level. The primary bedroom on the upper level is a true owner's retreat with extra windows, a spacious design and a private 4-piece ensuite. Both additional bedrooms are also generously sized with easy access to the 4-piece main bathroom. The basement awaits your design ideas with ample space for storage and everything else on your wish list. Assigned off-street parking further adds to your convenience. Move-in ready and an outstanding,

very walkable location – this home has it all!