

286 Saddlebrook Point NE  
Calgary, Alberta

MLS # A2222632



\$279,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	992 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Titled		
Lot Size:	-		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 277
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

LOW CONDO FEES + 2 PARKING STALLS (1 Titled, 1 Assigned). Discover this STUNNING TOWNHOME, a perfect blend of MODERN elegance and FUNCTIONAL COMFORT. This meticulously maintained home offers an inviting curb appeal with a landscaped front yard and charming exterior details that set the tone for what awaits inside. Step into a spacious, OPEN-CONCEPT main living area filled with NATURAL LIGHT, featuring soaring ceilings, and oversized windows that create an airy and welcoming atmosphere. The contemporary kitchen is a chef's dream, boasting STAINLESS STEEL appliances, a large island, and ample cabinetry for all your storage needs, ideal for entertaining or family meals. The adjacent dining area opens to a private backyard retreat, perfect for summer barbecues and outdoor gatherings. The PRIMARY BEDROOM is a tranquil sanctuary with a generous closet. An ADDITIONAL BEDROOM provides flexibility for family, guests, or a home office, each with ample closet space and tasteful finishes. This home is located in a sought-after community with easy access to parks, schools, shopping, and major routes, making daily errands and commuting effortless. Thoughtfully designed with quality upgrades and attention to detail, 286 Saddlebrook Point NE is an exceptional opportunity to embrace comfortable living in a vibrant neighborhood. Don't miss your chance to see this elegant property, schedule your visit today!