



GRASSROOTS
REALTY GROUP

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**417, 5 Saddlestone Way NE
Calgary, Alberta**

MLS # A2216525



\$299,999

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	764 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Breakfast Bar, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 418
LLD:	-
Zoning:	M-2
Utilities:	-

Inclusions: N/A

Welcome to your top floor unit with two bedrooms, two bathrooms and a den in Saddle Ridge! This freshly painted unit is well taken care of by its owner. There is an open concept living space, the kitchen flows into the living and dining room area, the kitchen has a breakfast bar, newer stainless steel appliances, and beautiful maple cabinetry. You can access your private balcony right from your living room, where you can enjoy your morning coffee! The master bedroom is completed with a large walk in closet and a 3 piece ensuite with a glass standing shower. Another good second sized bedroom, a den that can be used as a home office and a 4 piece bathroom complete the unit. There is a title underground parking stall. All the amenities you need are within footsteps like restaurants, grocery stores, schools, parks, and playgrounds.