



GRASSROOTS
REALTY GROUP

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205, 5 Saddlestone Way NE
Calgary, Alberta

MLS # A2220772



\$240,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	763 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 418
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		
Inclusions:	None		

This contemporary open-concept floor plan on the second floor offers impressive views and abundant natural light. It features two bedrooms, two bathrooms, and a versatile den that can serve as an office or recreational space. Key upgrades include quartz countertops in the kitchen and bathrooms. The spacious master bedroom accommodates a king-sized bed, a gallery-style walk-in closet and a full four-piece ensuite. The second bedroom is generously sized, and both bathrooms offer additional storage options. Additional features include in-suite laundry, soft-close cabinetry, stainless steel appliances, and an island that serves as a breakfast nook. The unit is also accompanied by an underground, titled, and heated parking stall. Located near restaurants, grocery stores, schools, parks, and public transit, the property is directly across from a lake with a walking path, providing excellent outdoor opportunities during the summer.