



**GRASSROOTS**  
REALTY GROUP

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**260 Saddlebrook Point NE**  
**Calgary, Alberta**

**MLS # A2237168**



**\$254,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	452 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 273
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

<b>Inclusions:</b>	N/A
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Welcome to this beautifully renovated townhouse nestled in the highly sought-after community of Saddle Ridge! Perfectly suited for first-time homebuyers or investors, this home is boasting over 900 sq. ft of total living space and offers an inviting space with fresh paint, new vinyl flooring, and brand-new kitchen cabinets throughout. Step into the bright and open main floor, where you'll find a spacious living room, a dining area, and a stunning kitchen featuring high-gloss cabinets and quartz countertops. The fully finished basement adds versatility, complete with two bedrooms and a 4-piece bathroom. Conveniently located close to schools, bus stops, and just minutes away from shopping plazas, major highways, CrossIron Mills, YYC Airport, and more, this home truly has it all. Don't miss the opportunity—book your showing today!