



GRASSROOTS
REALTY GROUP

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408, 5 Saddlestone Way NE
Calgary, Alberta

MLS # A2240739



\$224,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	591 sq.ft.	Age:	2014 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 331
LLD:	-
Zoning:	M-2
Utilities:	-

Inclusions: N/A

LOCATION, BREATHTAKING VIEWS, CONVENIENCE; a blend of all you are looking for. Top floor apartment with 1 bedroom and den - perfect for first time home buyers or investors. This comes with all the bells and whistles: Quartz countertops, Stainless Steel Appliances, Ample Cabinetry Space, Vinyl Flooring! Heated underground titled parking stall right across the elevator. Nobody lives above you as the unit is on top floor. As you enter you are greeted with open floor concept; upgraded kitchen, dining area and living room. At the end there is a good size balcony to enjoy those perfect summer nights. Need extra space? The den can be used as home office. The laundry, bathroom and bedroom are accessible from the den. Check out the 3D VIRTUAL OPEN HOUSE TOUR. Easy access to schools in the community, parks, playgrounds and is close to several shopping centres and amenities in Saddletowne Circle and Savanna. It's also accessible to GENESIS Centre and Saddletowne C-train station. Easy access to Stoney Trail. Gems like these do not come along very often. Call your favourite Realtor to book a showing today!