



GRASSROOTS
REALTY GROUP

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131 Saddlebrook Point NE
Calgary, Alberta

MLS # A2259346



\$279,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	970 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 316
Basement:	Full	LLD:	-
Exterior:	Asphalt, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions:	N/A
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Welcome to this well-maintained townhouse located in the heart of Saddleridge—a perfect opportunity for first-time homebuyers, investors, or anyone seeking comfort and convenience. This bright and inviting home features a spacious main floor living room with large picture windows that flood the space with natural sunlight, creating a warm and welcoming atmosphere. The modern kitchen is equipped with stainless steel appliances, ample cabinetry, and a spacious pantry for additional storage, making it ideal for both everyday living and entertaining. Upstairs, you’ll find two generously sized bedrooms and a full bathroom, offering a comfortable and private retreat. The unfinished basement offers a blank canvas for your creative ideas—ideal for adding a home office, gym, or extra living space. Additional features include durable vinyl plank flooring throughout, an open-concept layout, and two assigned parking stalls for your convenience. Step out to the concrete patio in the backyard, ideal for summer BBQs and outdoor gatherings. This home is also in a prime location—just 300 meters from the elementary school, a 6-minute drive to High School, and less than 8 minutes to the Saddletowne LRT Station. Nearby amenities include grocery stores, coffee shops, restaurants, and parks, making everyday errands quick and easy. Don’t miss your chance to own this fantastic home in a family-friendly neighbourhood—book your private viewing today!