



GRASSROOTS
REALTY GROUP

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165 Saddlebrook Point NE
Calgary, Alberta

MLS # A2270053



\$299,000

Division:	Saddle Ridge		
Type:	Residential/Other		
Style:	2 Storey		
Size:	959 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Paved, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Animal Home

Water: -

Sewer: -

Condo Fee: \$ 286

LLD: -

Zoning: M-1

Utilities: -

Inclusions: None

Open House Nov. 29 from 10am-12pm Welcome to 165 Saddlebrook Pt. NE, a beautifully maintained two-story townhome in Saddlebrook. This home offers nearly 1,000 sqft of well-designed living space, with your conveniently located parking stall just steps from the front door. The foyer flows into a bright dining room and kitchen, illuminated by the front window, with plenty of cabinets for ample storage. A spacious living room offers privacy and warmth for cozy evenings, and a private patio sits just off the back. Upstairs, you'll find a generously sized primary bedroom, a second bedroom, and a 4-piece bathroom with all the essentials. The undeveloped basement is ready for your personal touch to add value and extra space. Whether you're a first-time buyer, downsizing, or investing, this home is a perfect fit!