



GRASSROOTS
REALTY GROUP

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425 Saddlemont Boulevard NE
Calgary, Alberta

MLS # A2275720



\$409,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,595 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 483
Basement:	None	LLD:	-
Exterior:	Brick, Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d125
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this SPACIOUS CORNER-UNIT TOWNHOUSE offering 3 BEDROOMS, 2.5 BATHROOMS, AND A DOUBLE ATTACHED GARAGE, ideally located in the highly desirable SADDLE RIDGE NE, CALGARY. This home delivers STRONG CURB APPEAL with a FABULOUS FRONT ELEVATION FINISHED IN BRICK, STONE, AND VINYL, setting the tone for QUALITY AND FUNCTIONALITY. Situated on a PREMIUM CORNER LOT, this property benefits from EXTRA WINDOWS THROUGHOUT, flooding the home with NATURAL LIGHT and enhancing overall LIVABILITY. Upon entry, you are greeted by a GRAND OPEN-TO-ABOVE FOYER, creating an immediate sense of SPACE AND PRESENCE. The DOUBLE ATTACHED GARAGE is a MUST-HAVE FOR CALGARY WINTERS, keeping vehicles warm and eliminating the hassle of snow removal. The SECOND LEVEL is designed for MODERN LIVING AND ENTERTAINING, featuring a SPACIOUS LIVING ROOM, DINING AREA, AND A WELL-APPOINTED KITCHEN with GRANITE COUNTERTOPS, CHIMNEY-STYLE HOOD FAN, AND STAINLESS STEEL APPLIANCES. Step out onto the EXTRA-LARGE DECK OVERLOOKING THE POND AND GREEN SPACE—a RARE, LIFETIME ASSET offering PRIVACY, VIEWS, AND EVERYDAY TRANQUILITY. A STRATEGICALLY PLACED HALF BATHROOM adds CONVENIENCE AND FUNCTIONALITY on this level. The THIRD LEVEL offers THREE GENEROUSLY SIZED BEDROOMS AND TWO FULL BATHROOMS. The PRIMARY BEDROOM includes a 4-PIECE ENSUITE WITH HIS-AND-HER SINKS. A standout feature of this home is that ALL THREE BEDROOMS COMFORTABLY ACCOMMODATE KING-SIZE BEDS, a RARE FIND IN TOWNHOUSE LIVING. An ADDITIONAL BALCONY ON THE UPPER LEVEL

further enhances the INDOOR-OUTDOOR EXPERIENCE. LOCATION IS A CLEAR COMPETITIVE ADVANTAGE. WALKING DISTANCE TO PARKS, POND, PLAZA, AND SCHOOLS. 5 MINUTES TO STONEY TRAIL, 5 MINUTES TO GURDWARA SAHIB AND KHALSA SCHOOL, 7 MINUTES TO GREEN DOME MOSQUE, 10 MINUTES TO CALGARY INTERNATIONAL AIRPORT, AND 20 MINUTES TO DOWNTOWN CALGARY. This property checks all the boxes—SPACE, LAYOUT, LOCATION, AND LONG-TERM VALUE. A TRUE STEAL OF A DEAL. DO NOT MISS YOUR CHANCE. HAPPY SHOWINGS.