



115 Saddlebrook Point NE
Calgary, Alberta

MLS # A2292795



\$309,000

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	959 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, On Street, Outside, See Remarks, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 286
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Pantry, See Remarks, Vinyl Windows		

Inclusions: NA

Welcome to this beautifully inviting townhouse in the vibrant community of Saddle Ridge, Calgary, offering over 900 sq. ft. of thoughtfully designed living space filled with warmth, light, and comfort. From the moment you step inside, you are greeted by a bright open-concept main floor where natural light pours in through the large window and patio door, creating a welcoming and uplifting atmosphere. The spacious living area flows effortlessly to a private concrete patio, making it the perfect place to relax, entertain friends, or enjoy peaceful summer evenings outdoors. The stylish kitchen is both elegant and functional, featuring sleek stainless steel appliances, generous cabinetry, and a spacious pantry—perfect for everyday living and hosting memorable gatherings. Just steps away, the dining area feels truly special, highlighted by a beautiful crystal chandelier that sparkles above the table, adding a touch of sophistication and charm while sunlight streams through the surrounding windows. Upstairs, comfort continues with two spacious bedrooms and a full bathroom. The primary bedroom offers a large sun-filled window and a roomy double-door closet, creating a calm and relaxing retreat. The second bedroom is equally impressive, featuring two double-door closets and bright natural light, making it perfect for family, guests, or a home office. A full bathroom and additional storage space complete this level. Step outside to enjoy the private backyard space, where a large concrete patio, mature trees, and grassy area create the perfect setting for evening relaxation, family time, or children playing outdoors. Conveniently located in the desirable community of Saddle Ridge, this home offers easy access to parks, walking paths, shopping plazas, and Calgary Transit, and is close to Saddle Ridge School (K–3), Hugh A. Bennett School (K–6), and Light of Christ School,

making it an excellent location for families. This is more than a townhouse — it’s a warm and welcoming place to call home. Don’t miss this wonderful opportunity. Book your private showing today!