



**311, 92 Saddletree Court NE
Calgary, Alberta**

MLS # A2302280



\$232,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	817 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 717
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan		

Inclusions: N/A

Top-floor living with pond views and no neighbours above you. This 2-bedroom, 2-bathroom condo at Saddletree Court offers one of the best values in the building, with unobstructed views of Saddlecreek Pond from your private south-facing balcony. Slide open the glass doors and you are looking directly onto the water and the walking paths that follow it year-round. Whether you are enjoying a morning coffee or winding down after a long day, this balcony gives you a front-row seat to one of the most peaceful settings in the neighbourhood. Inside, the open floor plan makes the most of every square foot. The kitchen is well-appointed with plenty of cabinetry, a large pantry for extra storage, and a raised bar that connects naturally to the dining area. It is a layout that works equally well for quiet evenings in and casual entertaining. The living room flows seamlessly to the balcony, keeping the indoor-outdoor connection front and centre. The primary bedroom is a great size with a walk-through closet that leads to a private 4-piece ensuite. The second bedroom is a solid size, ideal for a guest room, a home office, or both. A full second bathroom serves the space with ease. In-suite laundry with a large storage room is an added bonus that apartment living does not always offer. The secure building features a buzzer system for guests and deliveries, a main lobby mailbox, elevator access, and a front ramp for easy entry. Your titled underground heated parking stall keeps your vehicle secure and warm year-round, and additional storage lockers are available to rent when you need the extra room. The location puts you close to everything. Saddletown LRT Station is nearby for a quick commute downtown. The Genesis Centre, YMCA, schools at both the elementary and high school level, shopping, bus stops, and a police station are all within easy reach. For road access,

Stoney Trail, Deerfoot Trail, McKnight Boulevard, and the airport are all a short drive away. And right outside your building, the walking paths along Saddlecreek Pond are there whenever you need them. Quiet. Affordable. Move-in ready. This is top-floor condo living done right.