



**419, 5 Saddlestone Way NE  
Calgary, Alberta**

**MLS # A2152384**



**\$320,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	885 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 487
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters		

**Inclusions:** Washer, Dryer, Microwave, stove, Dishwasher,

Welcome to this amazing TOP-FLOOR , CORNER UNIT in Saddle Ridge! This bright and sunny condo offers almost 900 sqft of living space, featuring 2 BEDROOM, 2 FULL BATHROOM, A DEN , and a covered balcony. The open-concept layout includes a kitchen with modern cabinets, granite countertops, and plenty of storage. The living room is spacious and opens to a Covered balcony!! Has a small nook in the kitchen area , can make it book reading space , with a window. The primary bedroom has a walk-through closet leading to a 4-piece ensuite bathroom. The den, perfect for an office or playroom, the second bathroom is generous size with a ensuite next to it and it has in-suite laundry. You'll also enjoy the convenience of UNDERGROUND, HEATED TITLED PARKING . and STORAGE . Saddle Ridge is a quiet, family-friendly area with parks, schools, shops, and easy access to Deerfoot and Stoney Trail and other amenities (Genesis Center, LRT, bus stops, schools, restaurants, shopping and medical clinic) Perfect for first-time buyers, investors, or down sizers. Call your realtor to view today!