



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**56 Saddletree Court NE**  
**Calgary, Alberta**

**MLS # A2173772**



**\$459,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,357 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Quartz Counters, Separate Entrance, Stone Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 353

**LLD:** -

**Zoning:** M-1

**Utilities:** -

**Inclusions:** N/A

!!New Price!! Welcome to this well-kept townhouse with 3 bed, 2.5 bath and a WALKOUT BASEMENT. Freshly painted with lots of upgrades, front attached garage. Close to the train station, YMCA, playgrounds, Schools, Grocery stores etc. Book your showing today!!