



102, 92 Saddletree Court NE
Calgary, Alberta

MLS # A2193099



\$284,990

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	819 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Other, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 712
Basement:	See Remarks	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Storage		

Inclusions: None

Spacious Main Floor Unit offering 2 bedrooms, 2 bathrooms and in suite laundry! This home is beautifully finished with an open concept, massive kitchen, dining area, living room which leads to a private balcony on ground floor, creating a practical and welcoming space for day-to-day living or entertainment. The master bed room features a walk-in closet & full ensuite. The second bed room and a full bath that offer plenty of space for a growing family. A titled underground heated parking stall keeps your vehicle warm year-round, and additional storage lockers are available for rent, giving you an extra room for your belongings. Quick access to Stoney Trail makes the overall commute very convenient and traffic free! The condo is conveniently located to nearby schools, shopping centre, dining , recreation centre and transit. Whether you're searching for an excellent home or an outstanding investment opportunity, this remarkable property caters to both. Book your showing today!