



GRASSROOTS
REALTY GROUP

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56 Saddletree Court NE
Calgary, Alberta

MLS # A2206794



\$435,000

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,357 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 387
Basement:	Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Separate Entrance, Stone Counters		

Inclusions: N/A

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