

**261 Saddlebrook Point NE**  
**Calgary, Alberta****MLS # A2229826****\$334,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	966 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Guest, Stall, Titled		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Yard, Private		

**Heating:** Forced Air, Natural Gas**Floors:** Carpet**Roof:** Asphalt Shingle**Basement:** Full, Unfinished**Exterior:** Vinyl Siding, Wood Frame**Foundation:** Poured Concrete**Features:** Pantry**Water:** -**Sewer:** -**Condo Fee:** \$ 277**LLD:** -**Zoning:** M-1**Utilities:** -**Inclusions:** N/A

Welcome to Saddlebrook Point NE &mdash; a beautifully appointed townhouse complex complete with a playground and access to all the amenities offered in the sought after community of Saddle Ridge. This lovingly cared for 2 bedroom two-storey townhouse has 2 parking stalls! (1 Titled and 1 Assigned.) Rarely do two-storey style homes come to market in this complex, most are stacked with a unit above and one below. This home has been meticulously cared for and pride of ownership is evident throughout. This home is bright and inviting with large East and West windows allowing for an abundance of natural light in both the mornings and afternoon. Offering 965 sq ft of thoughtfully designed living space above grade, plus additional space in the unfinished basement this home has enough space for the whole family. The kitchen is sure to impress the at-home-chef with ample cabinets, counter space, a large pantry and newer stainless steel appliances! Located adjacent to the large dining area makes serving your loved ones a breeze. The gleaming hardwood floors add to the appeal and lead straight into the sun-filled living room with direct access to your private patio space that has vinyl fence partitions and a large tree for the utmost privacy. Upstairs you'll find 2 large bedrooms making it a tough decision to decide which you'll want to use as the primary. The unfinished basement is a blank canvas, ready for your creative vision, currently used to house the washer and dryer and used for storage. With both a titled and assigned parking stall directly in front of the unit, convenience is at your doorstep. Located just steps from Saddlebrook Park, Saddle Ridge School, and minutes to Stoney Trail, Airport Road, and Calgary International Airport, this home blends comfort, charm, and incredible access to amenities. Whether you're a first-time buyer, downsizer, or investor, this is a rare

opportunity to own a meticulously maintained home in one of NE Calgary&rsquo;s most connected communities.