22 Saddlebrook Point NE
Calgary, Alberta

MLS # A2186821

$369,900

Division:	Saddle Ridge
Type:	Residential/Five Plus
Style:	2 Storey
Size:	867 sq.ft.
Age:	2007 (18 yrs old)
Beds:	3
Baths:	1 full / 1 half
Garage:	Assigned, Stall
Lot Size:	0.02 Acre
Lot Feat:	Back Yard, Private

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 270
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions:	N/A

Discover this delightful townhouse in the vibrant Saddleridge community, offering low condo fees and exceptional value. Perfectly suited for first-time buyers or astute investors, this well-maintained home is bright and inviting, with natural light streaming through its many windows. The main floor welcomes you with a spacious foyer leading to a modern kitchen featuring stainless steel appliances, a handy pantry, and ample counter space. Relax and recharge in the cozy living room, ideal for unwinding after a busy day. Upstairs, you'll find two generously sized bedrooms, including a primary suite with his and her closets, and a stylish four-piece bathroom. The fully finished lower level expands your living options with a recreation room, an additional bedroom, and a convenient two-piece bathroom. A designated parking spot is just steps from the front door for added convenience. Recent updates include a new roof and siding (2021), and the basement boasts brand-new carpeting. Situated close to schools, transit, and all essential amenities, this charming home combines comfort, convenience, and affordability. Don’t wait—Call Your favorite realtor to schedule your viewing today and make it yours!