



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**268 SADDLEBROOK Pointe, Calgary T3J 0G5**

MLS® #: **A2158889**

Area: **Saddle Ridge**

Listing Date: **08/19/24**

List Price: **\$274,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2009**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **444**  
Low Sqft:  
Ttl Sqft: **444**

DOM

**124**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Landscaped**  
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Concrete,Stone,Wood Frame**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 8`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`5" x 6`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`11" x 13`3"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`0" x 4`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`7" x 10`8"</b>	<b>Bedroom - Primary</b>	<b>Basement</b>	<b>11`11" x 8`9"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>6`0" x 3`2"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$270

Fee Simple

M-1

Fee Freq:  
Monthly

Legal Desc: 0914577

Remarks

Pub Rmks: **Welcome to 268 Saddlebrook Point NE, a charming and beautifully maintained townhouse nestled in the highly sought-after community of Saddle Ridge. This delightful home is ideal for first-time buyers looking for a promising investment opportunity, as well as small families and couples seeking comfort and convenience. As you step inside, you are greeted by a warm and welcoming foyer that sets the stage for the rest of the home. The main floor features an open-concept kitchen that seamlessly flows into the inviting living room, creating the perfect space for entertaining guests or enjoying quality time with loved ones. Large windows allow natural light to fill the room, enhancing the cozy ambiance and making it an ideal spot to relax after a long day. From the living room, you have direct access to your backyard, providing a private outdoor oasis where you can unwind, host barbecues, or cultivate a lovely garden. The lower level of this townhouse is thoughtfully designed, featuring two generously sized bedrooms, including a bright and spacious primary bedroom that offers a peaceful retreat. The shared 4-piece bathroom is conveniently located, ensuring that everyone has easy access to essential amenities. Additionally, the lower floor is equipped with a laundry room, making chores more convenient and efficient. One of the standout features of this property is its prime location. Within just steps, you'll find shopping centers, reputable schools, and reliable public transportation, making it easy to access everything you need for your daily lifestyle. Whether you're looking for family-friendly activities, convenient commuting options, or a vibrant community atmosphere, Saddle Ridge has it all. Don't miss out on this incredible opportunity! Schedule your showing today and discover why 268 Saddlebrook Point NE could be your perfect new home. With its charming features, ideal location, and investment potential, this townhouse won't last long!**

Inclusions: N/A  
Property Listed By: eXp Realty

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



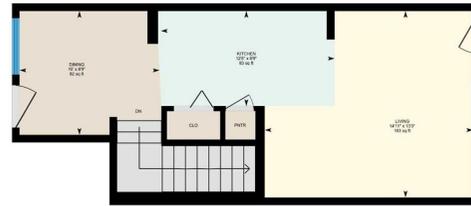






**268 Saddlebrook Point NE, Calgary, AB**

Main Floor Exterior Area 446.10 sq ft  
Interior Area 303.75 sq ft



PREPARED: 2024/05/17



White regions are excluded from total floor area in SOURCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**268 Saddlebrook Point NE, Calgary, AB**

Basement (Below Grade) Exterior Area 478.70 sq ft  
Interior Area 417.28 sq ft



PREPARED: 2024/05/17



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