

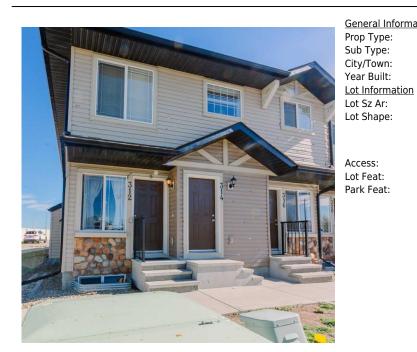
312 SADDLEBROOK Point, Calgary T3H 3C7

Heating: Sewer:

MLS®#: A2174071 Saddle Ridge Listing 10/18/24 List Price: **\$288,888** Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Residential Prop Type: Sub Type: Row/Townhouse Calgary

Other

Stall

Finished Floor Area Year Built: 2009 Abv Saft: 444

Low Sqft:

Ttl Sqft: 444

Ttl Park: 1

2 (2)

1.0 (1 0)

Bi-Level

Garage Sz:

<u>DOM</u>

Layout

Beds:

Baths:

Style:

<u>Parking</u>

96

Utilities and Features

Roof: **Asphalt Shingle** Construction:

> Forced Air, Natural Gas **Vinyl Siding, Wood Frame**

Flooring:

Ext Feat: Playground Carpet, Laminate, Linoleum

> Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Int Feat: No Animal Home, Primary Downstairs, See Remarks, Vinyl Windows

Utilities:

Room Information

<u>Room</u> Level **Dimensions** Room <u>Level</u> Dimensions 6`7" x 12`1" **Living Room** Main 13`0" x 14`11" Kitchen Main **Dining Room** Main 8'9" x 10'2" **Bedroom - Primary** Lower 8`5" x 11`10" **Bedroom** 12`3" x 10`8" 4pc Bathroom 4`11" x 8`0" Lower Lower Legal/Tax/Financial

Condo Fee: Title: Zoning: \$273 Fee Simple M-1

Fee Freq: Monthly

Legal Desc: 1011899

Remarks

Pub Rmks: This cozy and well-kept townhouse offers a fantastic opportunity for those looking to own a home in a convenient location. Featuring 2 bedrooms below grade, this

home provides a peaceful and private retreat. The main floor includes a spacious living room with laminate flooring, a dining area with a built-in wall unit, and a well-equipped kitchen with plenty of cabinetry. The home also includes a 4-piece bathroom, stacked laundry on the lower level, and a mix of laminate and carpet flooring for added comfort. Assigned parking is included, ensuring convenience right outside your door. With its proximity to transit, schools, and local amenities,

this place is perfect and affordable for those seeking both comfort and practicality in the vibrant community Saddleridge.

Inclusions: N/A

Property Listed By: Real Broker

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









