

262 SADDLEBROOK Point, Calgary T3J 0G5

MLS®#: **A2182778** Area: **Saddle Ridge** Listing Date: **12/11/24** List Price: **\$285,000**
 Status: **Pending** County: **Calgary** Change: **None** 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: **1,088**
 Low Sqft:
 Ttl Sqft: **1,088**

DOM
10
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Stacked Townhouse**
Parking
 Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Low Maintenance Landscape**
 Park Feat: **Assigned,Plug-In,Stall,Titled**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Storage	Main	4`2" x 4`5"	4pc Bathroom	Upper	4`11" x 10`6"
Bedroom	Upper	8`11" x 11`9"	Dining Room	Upper	10`1" x 9`4"
Kitchen	Upper	12`6" x 14`6"	Living Room	Upper	13`8" x 10`4"
Bedroom - Primary	Upper	13`2" x 10`5"	Furnace/Utility Room	Upper	5`6" x 3`2"

Legal/Tax/Financial

Condo Fee: \$277	Title: Fee Simple Fee Freq: Monthly	Zoning: M-1
Legal Desc:	0914577	

Remarks

Pub Rmks: **Welcome to Saddlebrook Point in Family friendly Saddle Ridge! This Bright 2 bed above grade townhome has extra in unit storage and includes an additional titled PARKING spot!! Come into the open layout kitchen/ dining room with a large window that floods the room with loads of natural light. Start your day at the breakfast bar kitchen Island, with ample counter and cupboard space that includes a side pantry that will help you stay clean and organized. The living room area has another large window with a bright glass door that connects the rear balcony for easy access to your BBQ and summer hangouts. The spacious primary bedroom accommodates a full king bed and features a deep closet for extra storage. The secondary bedroom is a generous size for a kids room, guest room or a large home office. The full 4pc bath has plenty of counter space and vanity storage. Stacked washer dryer is installed in the unit with on demand tankless hot water for more savings and convenience. PLUS 2 Parking spaces with plug-ins, an additional titled space was purchased by the current owner to accompany the stall assigned with the suite so you have more flexibility for guests or 2 car households. This family friendly complex is well run with LOW CONDO FEES, close to amenities, easy access to roadways and a short walk to the school and parks. Call your favourite realtor today to view this affordable home!!**

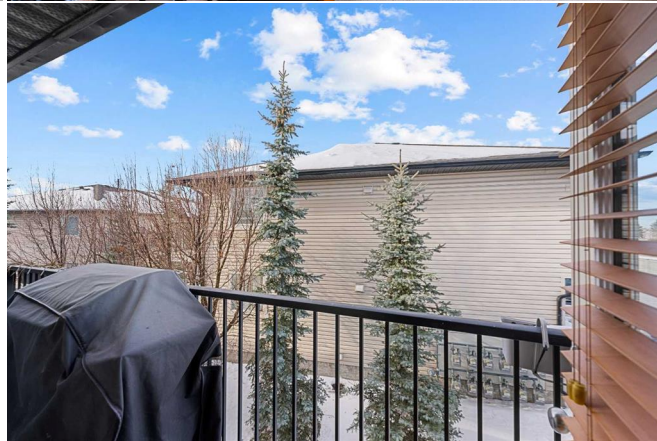
Inclusions: **N/A**
Property Listed By: **eXp Realty**

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









262 Saddlebrook Point NE, Calgary, AB

Main Floor - Exterior Area 63.06 sq ft
Interior Area 62.38 sq ft



PREPARED: 2024/12/05



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

262 Saddlebrook Point NE, Calgary, AB

1st Floor - Exterior Area 399.75 sq ft
Interior Area 326.54 sq ft
Excluded Area 3.63 sq ft



PREPARED: 2024/12/05



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