



## 246 Saddlebrook Pointe Calgary Alberta

\$324,900

Welcome to this Move In Ready FURNISHED TOWNHOUSE with over a 1000 SQFT. IT WON'T LAST LONG!  
Perfect property for any first-time home buyers or investor! This immaculate FULLY RENOVATED 2 bedroom, 1 bathroom, open concept dining and kitchen area, comes with 2 parking stalls. Large living room with balcony access, making it perfect for summer entertainment and BBQ days. Upstairs, you will find a huge master bedroom complete with a HUGE closet, a secondary bedroom, and a 4pc bathroom. Well managed and maintained complex. Close to all the major routes, shopping centre's, parks, schools, nearby C-train LRT, stoney trail, 8 minutes away from the airport, making it easily accessible. OWNER HAS REPLACED THE FLOORING WITH TILES IN THE KITCHEN AND 4PC BATHROOM, WITH THE REST OF THE HOUSE FINISHED WITH HARDWOOD FLOORS. THE KITCHEN HAS BEEN FULLY UPDATED WITH GRANITE COUNTER TOPS, SAMSUNG WASHER/DRYER IN UNIT, UPDATED FURNACE, AND BEST OF ALL, THE OWNER IS WILLING TO INCLUDE ALL THE FURNITURE (see remarks below)! This home really is a must see and a fantastic value for any new home buyer! Book your showing today! REMARKS: 2nd Parking Stall is a titled parking stall. Owner will complete painting renovations prior to possession. The owner is willing to include all furniture which INCLUDES: 4 BARSTOOLS, 4 CHAIR GLASS TOP DINING TABLE, CABINET, DISPLAY PIECE, BOOKSHELF, LIVING ROOM TABLE, END TABLE, MASTER BEDROOM BEDSET WITH CHEST DRAWERS, BEDSIDE TABLE, CHEST DRAWER, SECONDARY ROOM BEDSET WITH BEDSIDE TABLE, 1 65 INCH TV, 1 TV, LAZY BOY COUCH, 2 LOVE SEATS, AND A CUSTOM MADE DEEP FREEZER. Seller's have the place painted recently, they have one coat of paint remaining and will be done prior to possession. (id:6769)

Storage 4.92 Ft x 3.08 Ft

4pc Bathroom 10.42 Ft x 5.00 Ft

Bedroom 11.92 Ft x 9.00 Ft

Dining room 9.67 Ft x 12.75 Ft

Kitchen 14.25 Ft x 7.58 Ft

Living room 10.50 Ft x 13.67 Ft

Primary Bedroom 10.50 Ft x 13.33 Ft

Listing Presented By:



Originally Listed by:  
REAL BROKER



See

**Mirror**

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