



## 262 Saddlebrook Point Calgary Alberta

\$285,000

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!! (id:6769)

Storage 4.17 Ft x 4.42 Ft

4pc Bathroom 4.92 Ft x 10.50 Ft

Bedroom 8.92 Ft x 11.75 Ft

Dining room 10.08 Ft x 9.33 Ft

Kitchen 12.50 Ft x 14.50 Ft

Living room 13.67 Ft x 10.33 Ft

Primary Bedroom 13.17 Ft x 10.42 Ft

Furnace 5.50 Ft x 3.17 Ft

Listing Presented By:



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eXp Realty

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**RE/MAX Realty Professionals**

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