

257 Saddlebrook Point NE
Calgary, Alberta

MLS # A2309132



\$319,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	955 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 286
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage		

Inclusions: N/A

FULLY RENOVATED and move-in ready, this stunning townhouse in the highly sought-after community of Saddle Ridge offers over 1,405 sq. ft. of developed living space, including a fully finished basement. Featuring 3 spacious bedrooms, 2 full bathrooms, and low condo fees, this home presents an exceptional opportunity for first-time home buyers, families, or savvy investors. Step inside to a welcoming and spacious foyer that seamlessly leads into a dedicated dining area, perfect for everyday living and entertaining. The beautifully upgraded kitchen is equipped with stainless steel appliances, modern finishes, and ample cabinetry for all your storage needs. At the back of the home, the bright and inviting living room showcases a large window overlooking the back porch, filling the space with natural light and warmth. Upstairs, you'll find two generously sized bedrooms along with a well-appointed 4-piece bathroom. The fully finished basement adds incredible versatility with a large recreation room, an additional spacious bedroom, and a second 4-piece bathroom — ideal for guests, extended family, or a home office setup. Conveniently located near schools, shopping, public transit, parks, and all major amenities, this beautifully updated home combines comfort, style, and value in one unbeatable package. Dont miss this opportunity. **BOOK YOUR SHOWING TODAY!!!**