

**319, 5 Saddlestone Way NE**  
**Calgary, Alberta**

**MLS # A2321089**



**\$285,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	900 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 498
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to this beautifully upgraded third floor corner unit in the heart of Saddlestone, where comfort meets modern living. Offering nearly 900 sq. ft. of thoughtfully designed living space, this bright and inviting home features 2 spacious bedrooms, 2 full bathrooms, a dedicated office/den, and a private balcony perfect for professionals, first-time buyers, downsizers, or investors alike. Step inside to discover a functional open concept layout highlighted by large windows that flood the home with natural light throughout the day. The stylish kitchen is a true centerpiece, showcasing granite countertops, stainless steel appliances, ample cabinetry, an upgraded sink and faucet, pantry storage, and a large island with breakfast bar seating. The spacious dining and living areas create an ideal setting for both everyday living and entertaining guests. Retreat to the generous primary bedroom featuring a custom walk-in closet and a private 3 piece ensuite. The second bedroom is conveniently located beside a full 4 piece bathroom, offering excellent privacy for family members or guests. The versatile office/den provides the perfect work from home space, study area, or reading nook. Additional highlights include modern LED lighting, in suite laundry, titled underground heated parking, and a rare private storage room. Enjoy the convenience of being just steps from shopping, restaurants, grocery stores, schools, parks, playgrounds, and public transit. Combining modern upgrades, exceptional functionality, and an unbeatable location, this move in ready home is a fantastic opportunity you won't want to miss. Book your private showing today and experience the lifestyle this exceptional property has to offer!