REALTY ACES
Local . Realty . Aces

GRASSROOTS
REALTY GROUP

587-899-3773
justin@realtyaces.ca

302, 10060 46 Street NE
Calgary, Alberta

MLS # A2200552

$469,900

Division:	Saddle Ridge
Type:	Residential/Five Plus
Style:	3 (or more) Storey
Size:	1,331 sq.ft.
Age:	2023 (2 yrs old)
Beds:	3
Baths:	2 full / 1 half
Garage:	Single Garage Attached
Lot Size:	-
Lot Feat:	See Remarks

Heating:	Forced Air, Natural Gas		**Water:**	-
Floors:	Carpet, Vinyl Plank		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	$ 183
Basement:	None		**LLD:**	-
Exterior:	Stone, Vinyl Siding		**Zoning:**	M-1
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Quartz Counters, See Remarks			

Inclusions: na

Welcome home to an open concept two story townhome in Saddle Ridge. With 3 bedrooms and 2.5 bathrooms, this home is perfect for families. Plenty of natural light on the main floor which is ideal for entertaining and family time together. The large kitchen features stainless steel appliances, quartz countertops, and beautiful flooring. The deck off the main living area is perfect for barbequing, dining, and relaxing. The upper level hosts a primary suite with a walk-in closet and ensuite bath, along with two more generous bedrooms, a well-appointed four-piece bathroom, and a convenient laundry location. The single attached garage provides convenience and security. This home is steps away from a playground, schools, shopping centers, the LRT and the YMCA making it the perfect blend of suburban comfort and urban accessibility. Call your favorite Realtor and book a showing today!