

\$349,900 - 119 Saddlebrook Point Ne, Calgary

MLS® #A2109261

\$349,900

2 Bedroom, 1.00 Bathroom, 942 sqft

Residential on 0.02 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this newly fully renovated corner unit #119 in a very desirable complex with all amenities nearby. As you enter through the north entrance door you are drawn into a large nook with inviting and functional kitchen. Kitchen has new cabinets, full length tiled backsplash, upgraded black faucet with new sink. You gaze down onto brand new gleaming quartz countertops. You then walk into a spacious living room with cozy corner fireplace decorated with beautiful tile work. There are extra large windows for shower of sunlight throughout. You then can step out of decorative rear door onto your private cemented patio and enjoy family barbecues. Main floor has beautiful laminate flooring throughout. As you walk upstairs you find yourself in a large primary bedroom with his and her closets. It has large window with south view. There is also a spacious second bedroom and a four piece bathroom with brand new toilet, bathtub, quartz countertop and faucets. The tub is tiled to the ceiling on all three sides. There is upgraded brand new carpet on the upper floor. This house is newly painted with knockdown ceiling and stainless appliances.. Its decorated with contemporary light fixtures and hardware such as door handles and knobs. To top it brand new shades/blinds are installed as well to match the renovated decor. There are pictures attached however seeing is believing. The basement is waiting for your imagination and comes with washer and dryer for your



convenience. This unit has even more value adds such as assigned parking stall right in front and beautifully landscaped on the outside. A park with playground is right across for kids to enjoy their playtime. This unit is in a great location, near school, transit and shopping with easy access via stoney trail and other major arteries. There are walking paths and pathways available connecting all these amenities. Don't miss the opportunity to call this unit your own. It is available immediately. Do not delay as it won't last long.

Built in 2007

Essential Information

MLS® #	A2109261
Price	\$349,900
Sold Price	\$346,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	942
Acres	0.02
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	119 Saddlebrook Point Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0G4

Amenities

Amenities	Playground
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Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
Date Sold	April 5th, 2024
Days on Market	43
Zoning	M-1
HOA Fees	0.00

Listing Details

Listing Office	PREP Realty
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