

\$329,900 - 146 Saddlebrook Point Ne, Calgary

MLS® #A2159302

\$329,900

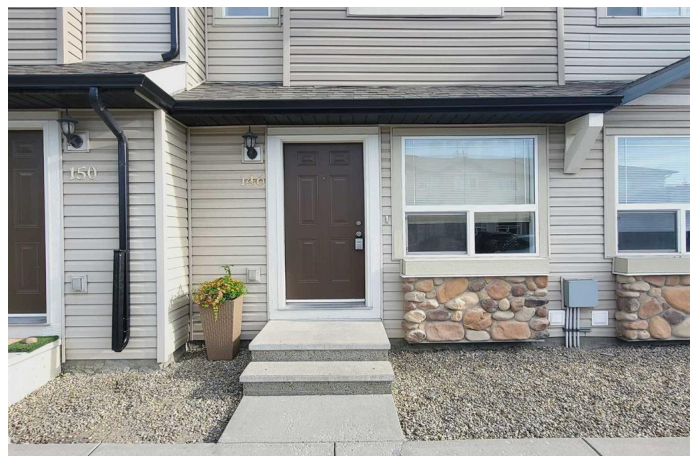
2 Bedroom, 1.00 Bathroom, 971 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

\$20,000.00 price reduction to sell it now!!

Welcome to 146 Saddlebrook Point NE, a charming single-family home that epitomizes comfort and convenience. This well-maintained 972 square foot residence offers a seamless blend of modern updates and timeless design, perfect for first-time buyers or those looking to downsize. With two inviting bedrooms and a large bathroom, this move-in-ready home is a rare find in today's market. Step inside to discover an open and spacious floor plan that maximizes every inch of the interior space. The living area is bathed in abundant natural light, creating a warm and welcoming atmosphere that flows effortlessly into the kitchen and dining spaces. Fresh paint and new flooring throughout the home add a touch of modern elegance, ensuring a fresh and inviting environment for its next owner. The heart of this home is its well-appointed kitchen, which offers ample storage and counter space for all your culinary needs. Whether you're hosting a dinner party or enjoying a quiet meal, the adjacent dining area provides the perfect setting for both. The private patio just off the living room extends your living space outdoors, offering an ideal spot for morning coffee or evening relaxation. Both bedrooms are generously sized, providing comfortable retreats at the end of the day. Each room features large windows that allow for plenty of natural light, enhancing the sense of space and tranquility. Convenience is key at 146 Saddlebrook Point NE, with a brand



new washer and dryer in a dedicated laundry room that adds to the home's practicality. Say goodbye to trips to the laundromat—everything you need is right at your fingertips. The home's recent updates, including fresh paint and new flooring, mean you can move in with confidence, knowing that the hard work has already been done. Location is everything, and this property delivers on that front as well. Situated in a vibrant community, you're just moments away from top-rated schools, bustling shopping centers, and scenic playgrounds. Public transportation is easily accessible, making commuting a breeze, while pet-friendly establishments in the area ensure that every member of the family is catered to. The neighborhood's welcoming atmosphere and the home's pristine condition make 146 Saddlebrook Point NE an opportunity not to be missed. Whether you're seeking a starter home, a downsized space, or an investment opportunity, this property ticks all the boxes. With its combination of style, location, and modern updates, it's a place you'll be proud to call home. Don't let this gem slip through your fingers. Schedule a viewing today and take the first step towards making 146 Saddlebrook Point NE your new address. This is more than just a house—it's the perfect place to create lasting memories.

Built in 2007

Essential Information

MLS® #	A2159302
Price	\$329,900
Sold Price	\$320,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	971

Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	146 Saddlebrook Point Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0G2

Amenities

Amenities	Parking, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Playground
Lot Description	Back Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2024
Date Sold	September 13th, 2024

Days on Market	23
Zoning	M-1
HOA Fees	0.00

Listing Details

Listing Office Grand Realty

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