



**52 Saddlestone Drive NE  
Calgary, Alberta**

**MLS # A2308922**



**\$375,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,439 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Fac		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Baseboard, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 401
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome home to your light-filled townhome in Saddle Ridge. This corner unit has extra windows and central air conditioning so you can enjoy the sun without the heat! The townhome features an oversized, attached, single garage plus a full driveway for a second vehicle. The foyer is tiled and has lots of space for getting ready, hanging coats, and strollers. Upstairs opens up into a spacious first floor with a spacious dining room & living room. The kitchen has plenty of counter space and a large breakfast bar with room for stools. The main floor also has space for a dining hutch, computer area, or desk. There is a half bath for guests on this floor as well. Upstairs has the laundry, a large linen closet, and two bedrooms. The primary bedroom fits a king-sized bed and the walk-in closet is huge. The primary ensuite has a shower and a spacious countertop. The second bedroom has additional windows, a nice closet, and has a 4 piece bathroom off the hallway. This townhouse is steps away from playgrounds, daycares, shops, ponds, and pathways. Saddle Ridge is home to the YMCA Genesis Centre, Nelson Mandela High School, the LRT, groceries, restaurants, and a 5-minute drive to the Calgary International Airport. Stop renting and start your home ownership journey with this great townhome.