



GRASSROOTS
REALTY GROUP

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8407 Saddlebrook Drive NE
Calgary, Alberta

MLS # A2309753



\$405,000

Division:	Saddle Ridge		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,317 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 265
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, No Animal Home, No Smoking Home		

Inclusions: N/A

STOP SEARCHING AND START PACKING! RENOVATED GEM WITH UNBEATABLE \$265 CONDO FEE! Welcome to this stunning, FULLY RENOVATED townhouse in the heart of SADDLE RIDGE. Boasting over 1,700 SQ. FT. of total living space with 4 SPACIOUS BEDROOMS and 3.5 BATHROOMS, this home is ready for you to move right in. If you are looking for a spacious home with an INCREDIBLY LOW CONDO FEE of only \$265.00 PER MONTH, look no further!

INTERIOR HIGHLIGHTS: * MAIN AND UPPER LEVELS: Featuring PREMIUM WINDOW COVERINGS throughout, fresh paint, new lighting fixtures, and HIGH-END LVP FLOORING paired with PLUSH NEW CARPET. * The MASTER SUITE is a true retreat with a CUSTOM CLOSET ORGANIZER, and the kitchen shines with NEARLY-NEW APPLIANCES in pristine condition. * FULLY FINISHED BASEMENT: This level offers a LARGE 4TH BEDROOM, a FULL BATHROOM, and an abundance of STORAGE SPACE. * MECHANICALS: Enjoy total peace of mind with CENTRAL AC plus a FURNACE and HOT WATER TANK both PROFESSIONALLY SERVICED IN 2026. EXTERIOR AND PARKING: * The exterior boasts a BRAND-NEW ROOF AND SIDING, modern POT LIGHTS for standout curb appeal, and a DEDICATED BBQ STATION for outdoor entertaining. * Parking includes an ASSIGNED STALL located close by with PLENTY OF GUEST PARKING available for your visitors. PRIME LOCATION: * EDUCATION: Walking distance to CBE K-9 SCHOOLS, CATHOLIC BOARD SCHOOLS, and the local HIGH SCHOOL. * TRANSIT: Unmatched accessibility with 3 BUS STATIONS right out front and the SADDLETOWNE LRT STATION

* LIFESTYLE: Steps away from Pond, walking trail and Kids park, ,
grocery stores, medical offices, daycares, local restaurants, lots of amenities and SADDLETOWNE YMCA all within walking distance.
UNBEATABLE VALUE: Rarely do you find a FULLY UPGRADED, MOVE-IN-READY home of this size with a LOW \$265.00 CONDO
FEE. This property is available for POSSESSION ASAP. DON'T MISS OUT ON THIS SADDLE RIDGE GEM—SCHEDULE YOUR
SHOWING TODAY!