



GRASSROOTS

REALTY GROUP

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**610, 10060 46 Street NE
Calgary, Alberta**

MLS # A2323214



\$404,990

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,377 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	-		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 210
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Vinyl Siding	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		

Inclusions: N/A

3-Storey Townhome | South Facing | Double Attached Garage | 3 Bedrooms | 2.5 Bathrooms | Gorgeous Modern Finishes | Sparkling Kitchen | Full Height Cabinets | Quartz Countertops | Stainless Steel Appliances | Breakfast Peninsula with Barstool Seating | Abundant Natural Light | Balcony off Dining Room | Balcony off Primary Bedroom | 3pc Primary Ensuite Bath | Spacious Bedrooms | Upper Level Laundry | High Ceilings | Recessed Lighting | Low Condo Fees | Quick Access to Metis Trail NE & Airport Trail NE. Welcome home to this beautifully appointed 3-storey townhome offering modern finishes, a bright open layout & low condo fees in a prime location close to shopping, parks, transit & major commuter routes. The south-facing exposure fills the home with incredible natural light while the thoughtfully designed floor plan provides comfortable living for families, professionals & investors alike. Enter through the welcoming front door or double attached garage before heading upstairs to the main living level where high ceilings, recessed lighting & an open concept design create a bright & inviting atmosphere. The sparkling kitchen is finished with full-height cabinetry, quartz countertops, stainless steel appliances & a breakfast peninsula with barstool seating, providing the perfect space for casual meals, meal preparation & entertaining. Open to both the dining & living rooms, the layout keeps everyone connected while hosting family & friends. A balcony off the dining room extends your living space outdoors, creating the perfect setting to enjoy your morning coffee or relax in the fresh air. A convenient 2pc bathroom completes this level. Upstairs you'll find 3 spacious bedrooms, 2 full bathrooms & the convenience of upper level laundry. The primary bedroom features its own private balcony, a walk-in closet & a 3pc ensuite bathroom with a walk-in shower. The 2 additional

bedrooms are generously sized & share the main 4pc bathroom complete with a tub/shower combination. Combining stylish finishes, functional living space, a double attached garage, low condo fees & excellent access to Metis Trail NE, Airport Trail NE & Calgary International Airport, this exceptional townhome offers outstanding value. Hurry & book your showing today!