



GRASSROOTS
REALTY GROUP

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52 Saddlestone Drive NE
Calgary, Alberta

MLS # A2339981



\$330,000

Division:	Saddle Ridge		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,439 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Parking Pad, Single Ga		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 401
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		
Inclusions:	See remarks		

Welcome to this bright and spacious ****corner-unit townhome in Saddle Ridge****, offering a functional layout, extra natural light, and the comfort of ****central air conditioning****. With an ****oversized attached single garage plus a full driveway****, this home offers the space and convenience that can be hard to find at this price point. The main living level is open and inviting, featuring a generous living room, dedicated dining area, and a well-designed kitchen with plenty of cabinetry and counter space. A large breakfast bar provides additional seating, while extra flex space is ideal for a desk or work-from-home setup. A convenient ****2-piece bathroom**** completes the level. Upstairs, you'll find ****two spacious bedrooms, two full bathrooms, and upper-level laundry**** right where you need it. The primary bedroom easily accommodates a king-sized bed and features a ****large walk-in closet and private ensuite****. The second bedroom benefits from the additional windows of the corner-unit location and is conveniently located next to the second full bathroom. The spacious entry provides plenty of room for coats, shoes, strollers, and everyday storage, with direct access to the oversized garage. Located close to ****schools, playgrounds, pathways, ponds, shopping, restaurants, transit and the LRT****, with the Genesis Centre and Calgary International Airport only minutes away. Whether you're a first-time home buyer looking to stretch your dollar further or an investor looking for a well-located rental property, this townhome offers flexibility, convenience, and long-term potential. In today's market, it's all about making a smart move—and this could be yours.