

205, 5 Saddlestone Way NE  
Calgary, Alberta

MLS # A2220772



\$275,000

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Saddle Ridge                       |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 763 sq.ft.                         | Age:   | 2014 (11 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Titled, Underground                |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                   |
|-------------|-------------------------------------------------------------------|
| Heating:    | Baseboard                                                         |
| Floors:     | Carpet, Linoleum                                                  |
| Roof:       | -                                                                 |
| Basement:   | -                                                                 |
| Exterior:   | Brick, Vinyl Siding, Wood Frame                                   |
| Foundation: | -                                                                 |
| Features:   | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home |

|            |        |
|------------|--------|
| Water:     | -      |
| Sewer:     | -      |
| Condo Fee: | \$ 418 |
| LLD:       | -      |
| Zoning:    | M-2    |
| Utilities: | -      |

Inclusions: None

This contemporary open-concept floor plan on the second floor offers impressive views and abundant natural light. It features two bedrooms, two bathrooms, and a versatile den that can serve as an office or recreational space. Key upgrades include quartz countertops in the kitchen and bathrooms. The spacious master bedroom accommodates a king-sized bed, a gallery-style walk-in closet and a full four-piece ensuite. The second bedroom is generously sized, and both bathrooms offer additional storage options. Additional features include in-suite laundry, soft-close cabinetry, stainless steel appliances, and an island that serves as a breakfast nook. The unit is also accompanied by an underground, titled, and heated parking stall. Located near restaurants, grocery stores, schools, parks, and public transit, the property is directly across from a lake with a walking path, providing excellent outdoor opportunities during the summer.