

114, 92 Saddletree Court NE  
Calgary, Alberta

MLS # A2222389



# \$209,900

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	583 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Views		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 528
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, See Remarks		

**Inclusions:** N/A

Unobstructed Views of Saddlecreek Pond | Private South Facing Balcony | 1 Bedroom + Den | Open Floor Plan | Great Living Space | Breakfast Bar | Barstool Seating Area | Ample Natural Light | In Unit Laundry | Secure Access Building | Titled Underground Parking Stall | Incredible Location | Near all Amenities | Quick Access to the Saddletown Station. Welcome to this incredible 1-bed + den apartment great for first time home buyer's or investors! This main level unit has a private south facing balcony with direct views of the Saddlecreek Pond. Enter the secure access building where you'll find a buzzer system for guests and delivery services. The main lobby holds your mailbox and the interior access to the underground parkade. Open your front door to a great open floor plan kitchen, dining and living area. The kitchen is outfitted with tile flooring, white appliances, laminate countertops and ample cupboard storage. The raised breakfast bar with a barstool seating area is a great space for small meals. The dining area is ready for a table to fit your family and blends seamlessly into the living room. The living room is paired with sliding glass doors that lead to your private balcony where you can enjoy meals in the summer months. The balcony looks onto Saddlecreek pond where you'll find walking paths to enjoy year round. The bedroom is sizeable and has carpet flooring to add to the comfort. The 4pc bath has a tub/shower combo and single vanity with storage below. The den is a great addition to this unit as it allows for overnight guests, a home office, a kid's play room or more! The in-unit laundry is an added bonus for apartment living. The stacked washer/dryer is tucked into the hall to ensure no living space was used. This unit is paired with a titled underground parking stall keeping your vehicle secure in all seasons! The location here can't be beat; a quick

walk to the Saddletown Ctrain means commuting is easy. Hurry and book a showing today!