

# \$279,900 - 286 Saddlebrook Point Ne, Calgary

MLS® #A2222632

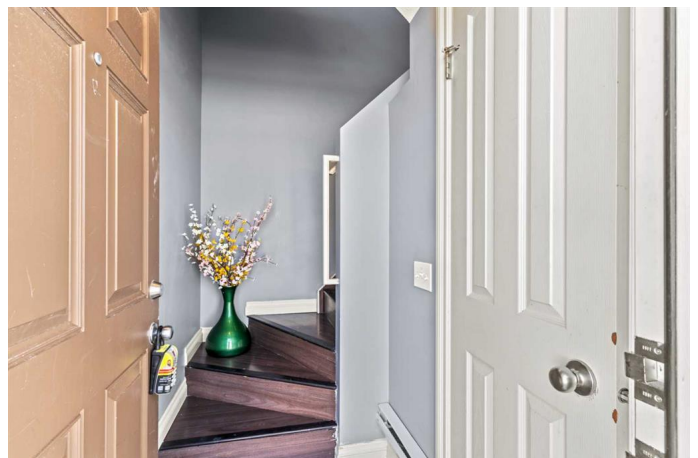
**\$279,900**

2 Bedroom, 1.00 Bathroom, 992 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

\* BACK ON MARKET DUE TO FINANCING \*  
LOW CONDO FEES + 2 PARKING STALLS  
(1 Titled, 1 Assigned). Discover this  
STUNNING TOWNHOME, a perfect blend of  
MODERN elegance and FUNCTIONAL  
COMFORT. This meticulously maintained  
home offers an inviting curb appeal with a  
landscaped front yard and charming exterior  
details that set the tone for what awaits inside.  
Step into a spacious, OPEN-CONCEPT main  
living area filled with NATURAL LIGHT,  
featuring soaring ceilings, and oversized  
windows that create an airy and welcoming  
atmosphere. The contemporary kitchen is a  
chef's dream, boasting STAINLESS  
STEEL appliances, a large island, and ample  
cabinetry for all your storage needs, ideal for  
entertaining or family meals. The adjacent  
dining area opens to a private backyard  
retreat, perfect for summer barbecues and  
outdoor gatherings. The PRIMARY  
BEDROOM is a tranquil sanctuary with a  
generous closet. An ADDITIONAL BEDROOM  
provides flexibility for family, guests, or a home  
office, each with ample closet space and  
tasteful finishes. This home is located in a  
sought-after community with easy access to  
parks, schools, shopping, and major routes,  
making daily errands and commuting  
effortless. Thoughtfully designed with quality  
upgrades and attention to detail, 286  
Saddlebrook Point NE is an exceptional  
opportunity to embrace comfortable living in a  
vibrant neighborhood. Don't miss your



chance to see this elegant property, schedule your visit today!

Built in 2010

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2222632      |
| Price          | \$279,900     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 992           |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 286 Saddlebrook Point Ne |
| Subdivision | Saddle Ridge             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3J 0G9                  |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | None                         |
| Parking Spaces | 2                            |
| Parking        | Assigned, Off Street, Titled |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Basement          | None                                                                                 |

**Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Playground               |
| Lot Description   | Rectangular Lot          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 14             |
| Zoning         | M-1            |

**Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | PropZap Realty |
|----------------|----------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.