



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

511, 10060 46 Street NE
Calgary, Alberta

MLS # A2235644



\$450,000

| | | | |
|-------------|----------------------------------|------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 182 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, Quartz Counters | | |
| Inclusions: | n/a | | |

OPEN HOUSE SUN JULY 27 FROM 1-3!! Nestled in Saddle Ridge, this inviting three-storey townhouse offers a comfortable and convenient lifestyle. The main living space, situated on the second level, features an open-concept design encompassing a bright living room, a well-appointed kitchen showcasing beautiful two-toned cabinetry and elegant granite countertops, and a welcoming eating area. Step out onto your private balcony, perfect for enjoying the outdoors. Ascending to the top floor, you'll find three comfortable bedrooms, including a primary suite with a convenient three-piece ensuite bathroom. A well-appointed four-piece main bathroom serves the additional bedrooms. The convenience of a single attached garage adds to the appeal. Enjoy a fantastic location with a short distance to a variety of shopping and dining options, all within a wonderful community that's ideal for growing families.