

**308, 92 Saddletree Court NE**  
**Calgary, Alberta**

**MLS # A2232555**

**\$290,000**



|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge                       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 814 sq.ft.                         | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                             |                   |         |
|--------------------|---------------------------------------------|-------------------|---------|
| <b>Heating:</b>    | Baseboard                                   | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate              | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | -                                           | <b>Condo Fee:</b> | \$ 712  |
| <b>Basement:</b>   | -                                           | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame             | <b>Zoning:</b>    | M-1 d75 |
| <b>Foundation:</b> | -                                           | <b>Utilities:</b> | -       |
| <b>Features:</b>   | Kitchen Island, No Animal Home, See Remarks |                   |         |

**Inclusions:** N/A

Welcome to Raven Ridge Gardens, a charming complex situated in the desirable community of Saddle Ridge. This well-maintained condo backs on the pond with gorgeous views! This top floor unit encompasses over 813.55 sq ft of living space featuring 2 bedrooms, 2 full baths , and a titled parking space. The main floor showcases beautiful laminate flooring and an open concept floorplan. The spacious living room has sliding doors giving access to the balcony, perfect for enjoying the views on summer days. The modern kitchen is equipped with wood cabinetry, white and stainless steel appliances, and a breakfast bar. A single car titled parking space provides parking for your convenience. The location is unbeatable, with schools, parks, playgrounds, restaurants, shopping, and public transit just minutes away. Quick access to Stoney Trail, making exploring the city a breeze. Book your private viewing today!