



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**70 SADDLESTONE Drive #605, Calgary t3j0w4**

MLS®#: **A2107707**

Area: **Saddle Ridge**

Listing Date: **02/13/24**

List Price: **\$519,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 19-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2016**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,541**  
Low Sqft:  
Ttl Sqft: **1,541**

DOM

**96**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Stone,Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Electric Range,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Garage Control(s),Microwave,Window Coverings**  
Int Feat:  
Utilities: **No Animal Home,No Smoking Home**

Room Information

Room	Level	Dimensions
2pc Bathroom	Second	6`4" x 5`1"
Kitchen	Second	12`5" x 15`3"
Storage	Second	7`1" x 5`9"
4pc Bathroom	Third	8`7" x 5`1"
Bedroom	Third	9`6" x 11`9"

Room	Level	Dimensions
Living/Dining Room Combination	Second	13`8" x 6`10"
Living/Dining Room Combination	Second	17`5" x 14`5"
3pc Ensuite bath	Third	8`7" x 7`9"
Bedroom	Third	8`7" x 12`6"
Bedroom - Primary	Third	11`11" x 13`1"

Legal/Tax/Financial

Condo Fee:  
**\$323**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R-2M**

Legal Desc: **2110321**

Remarks

Pub Rmks: **Welcome to the beautiful community of saddle ridge. Changing your life style or just starting out, this beautiful, stylish, Centrally air-conditioned home has the location and layout that is perfect. Backing onto greenspace and a pond, you will enjoy the serenity and peaceful nature of the setting from your balcony. The back entrance gives immediate access to walking trails. Bright open layout that is warm and welcoming. The spacious foyer leads you upstairs to the main living area which has a very spacious family room that is perfect for family and/or friends to come together, perfect dining space and a good size kitchen with breakfast bar, pantry, beautiful stainless steel appliances and lots of counter space. On the next level up you have the Primary bedroom with 3 piece En-suite bathroom and a very large walk-in closet - big enough for him and her. There is a Den that would be ideal for computer/ home office. Two more bedrooms, full main bathroom and laundry room on this level. There is also a 2 piece guest bathroom on the first level. Attached heated garage with tandem parking for two cars that you will really appreciate in the winters. Quiet and very well maintained. Close to many amenities - Walk to the shopping center, Daycare, Medical Office, Prayer hall, transit, parks and schools.**

Inclusions: **all appliances**  
Property Listed By: **RE/MAX iRealty Innovations**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**















