

70 SADDLESTONE Drive #605, Calgary t3j0w4

02/13/24 MLS®#: A2107707 Area: Saddle Ridge Listing List Price: **\$519,900**

Status: Active Calgary Change: Association: Fort McMurray County: -\$30k, 19-Feb

Date:



General Information

Prop Type: Residential Sub Type: Row/Townhouse

City/Town: Calgary Finished Floor Area Year Built: 2016 Abv Saft:

Low Sqft: Lot Information

Lot Sz Ar: Ttl Saft: 1.541

Lot Shape:

DOM

Layout

3 (3)

3 2

2.5 (2 1)

3 Storey

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

1,541

96

Access:

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

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air Stone, Vinyl Siding

Sewer: Flooring:

Ext Feat: Balcony 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: No Animal Home, No Smoking Home

Utilities:

Room Information

Level Room Level Dimensions Dimensions Living/Dining Room CombinationSecond 13`8" x 6`10" 2pc Bathroom Second 6`4" x 5`1" Kitchen Second 12`5" x 15`3" Living/Dining Room Combination Second 17`5" x 14`5" 7`1" x 5`9" 3pc Ensuite bath Third 8`7" x 7`9" Storage Second 4pc Bathroom Third 8`7" x 5`1" **Bedroom** Third 8`7" x 12`6" **Bedroom** Third 9`6" x 11`9" **Bedroom - Primary** Third 11`11" x 13`1"

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$323 Fee Simple R-2M

Fee Freq: **Monthly**

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

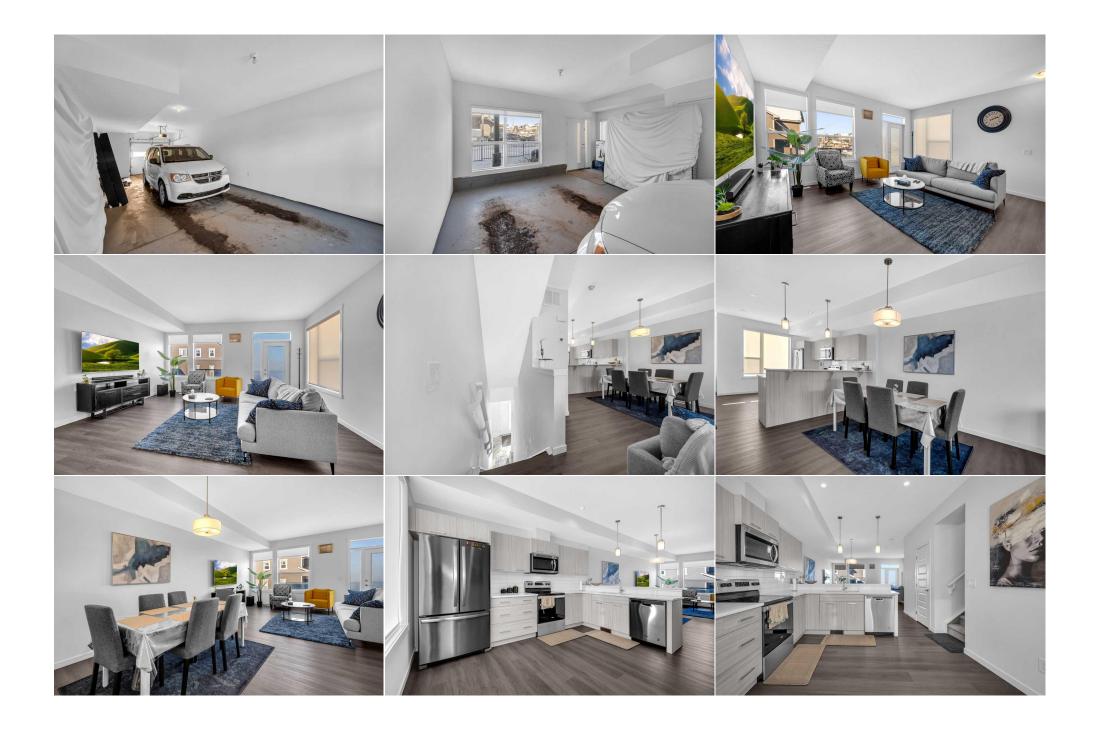
Property Listed By: **RE/MAX iRealty Innovations**

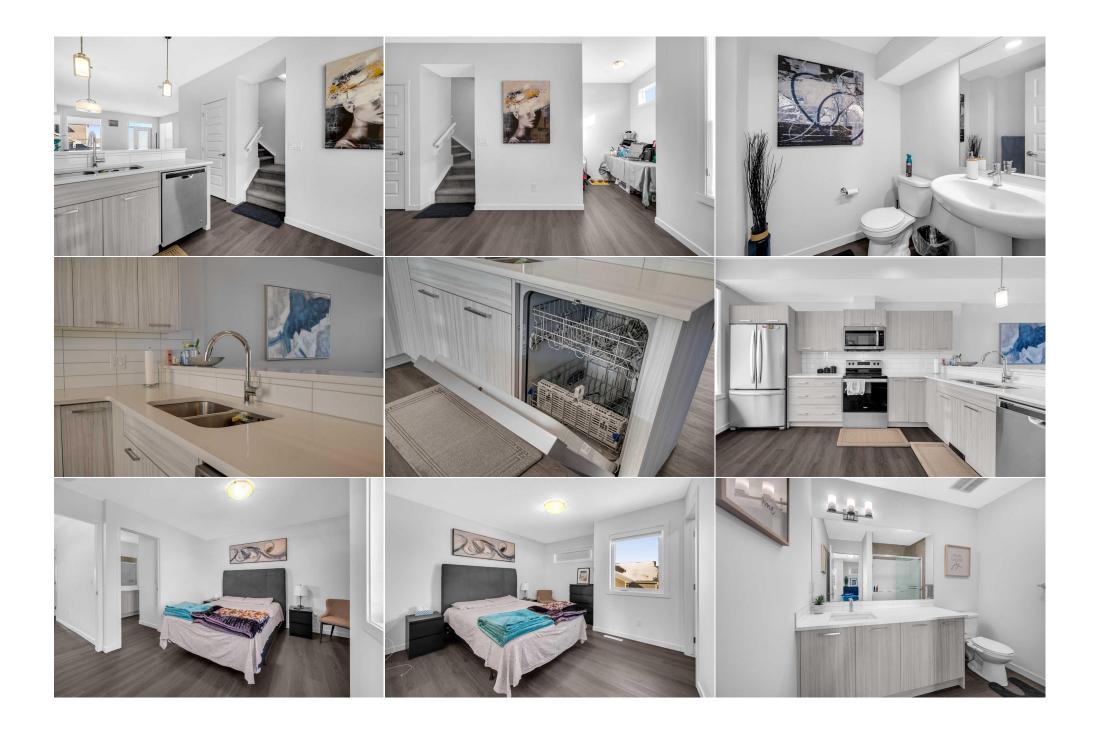
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

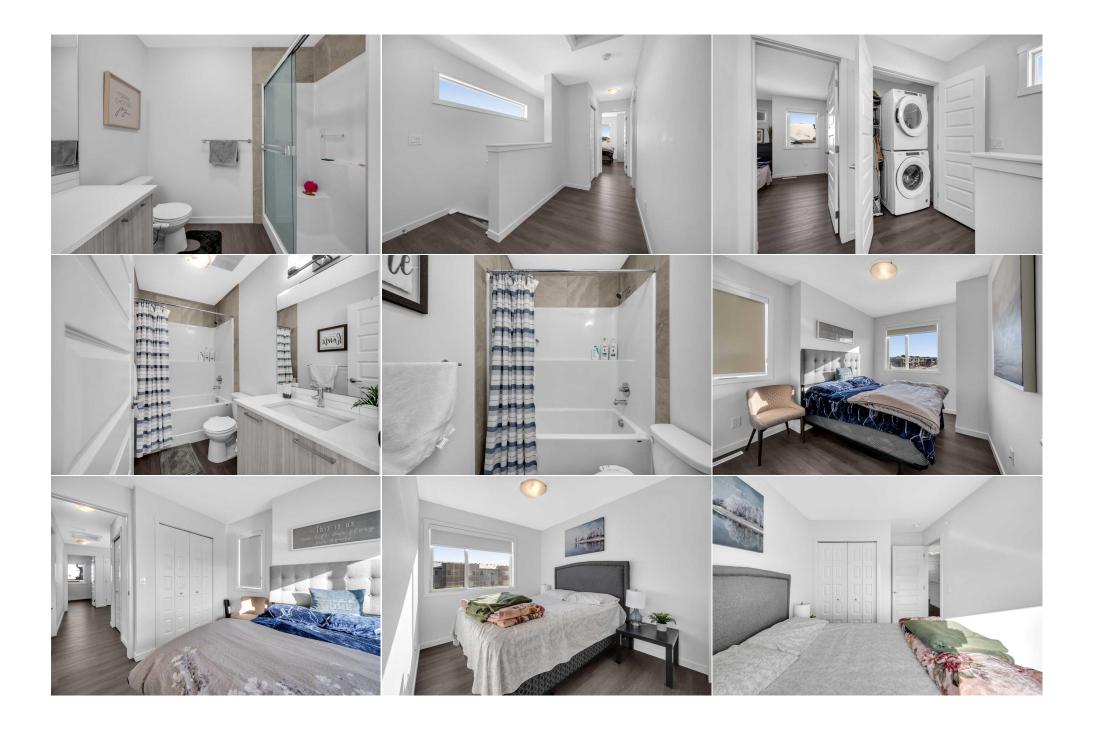






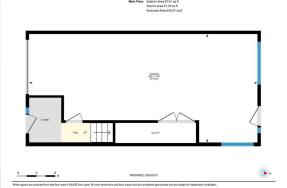












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Top Floor Editor Area 752.16 sq ft Indiator Area 600.25 sq ft

