



THE A-TEAM

RE/MAX FIRST

70 SADDLESTONE Drive #404, Calgary T3J 0W4

MLS®#: A2160246 Area: Saddle Ridge Listing Date: 08/29/24 List Price: \$469,900
Status: Active County: Calgary Change: None 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:

Access:

Lot Feat: Creek/River/Stream/Pond, No Neighbours Behind, Landscaped, Street Lighting, Underground Sprinklers
Park Feat: Double Garage Attached, Garage Door Opener, Insulated, Oversized, Tandem

DOM

20
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 3 Storey

Parking

Ttl Park: 3
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Balcony, Playground

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

Kitchen Appl: Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Int Feat: Granite Counters, High Ceilings, No Animal Home, No Smoking Home
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists Living Room, Kitchen, Dining Room, Balcony, 2pc Bathroom, 4pc Ensuite bath, Bedroom - Primary, Bedroom, Bedroom, Office, 4pc Bathroom.

Legal/Tax/Financial

Condo Fee:
\$340

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-2M

Legal Desc: **1812054**

Remarks

Pub Rmks: **Welcome to the beautiful community of saddle ridge. Changing your life style or just starting out, this beautiful, stylish, 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 sitting 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.Two more bedrooms, full main bathroom and laundry room on this level. There is also a 2 piece guest bathroom and a Den that would be ideal for computer/ home office 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: **NONE**
Property Listed By: **RE/MAX House of Real Estate**

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