



THE
A-TEAM

**RE/MAX
FIRST**

70 SADDLESTONE Drive #404, Calgary T3J 0W4

MLS®#: **A2160246** Area: **Saddle Ridge** Listing **08/29/24** List Price: **\$459,800**
 Status: **Active** County: **Calgary** Change: **-\$10k, 05-Oct** 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: **1,550**
 Low Sqft:
 Ttl Sqft: **1,550**

DOM

114
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

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**

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

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Second	17`3" x 17`1"	Bedroom - Primary	Third	11`9" x 9`10"
Kitchen	Second	13`10" x 11`1"	Bedroom	Third	12`4" x 8`4"
Dining Room	Second	11`6" x 6`0"	Bedroom	Third	10`11" x 8`5"
Balcony	Second	13`4" x 5`1"	Office	Second	7`1" x 5`8"
2pc Bathroom	Second	5`1" x 5`0"	4pc Bathroom	Third	8`4" x 4`11"
4pc Ensuite bath	Third	8`5" x 7`7"			

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









