



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**70 SADDLESTONE Drive #506, Calgary T3J 0W4**

MLS®#: **A2166012**      Area: **Saddle Ridge**      Listing Date: **09/15/24**      List Price: **\$514,999**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2021**

Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,586**  
 Low Sqft:  
 Ttl Sqft: **1,586**

DOM

**4**  
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,Creek/River/Stream/Pond**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Washer**  
 Int Feat: **Breakfast Bar,No Smoking Home,Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`0"</b>	<b>Den</b>	<b>Main</b>	<b>7`0" x 5`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`6" x 6`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`5" x 11`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`2" x 17`7"</b>	<b>3pc Ensuite bath</b>	<b>Second</b>	<b>8`4" x 7`8"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`5" x 4`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>8`5" x 12`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`5" x 11`7"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`9" x 10`4"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>6`11" x 9`9"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$340**

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

Zoning:  
**R-2M**

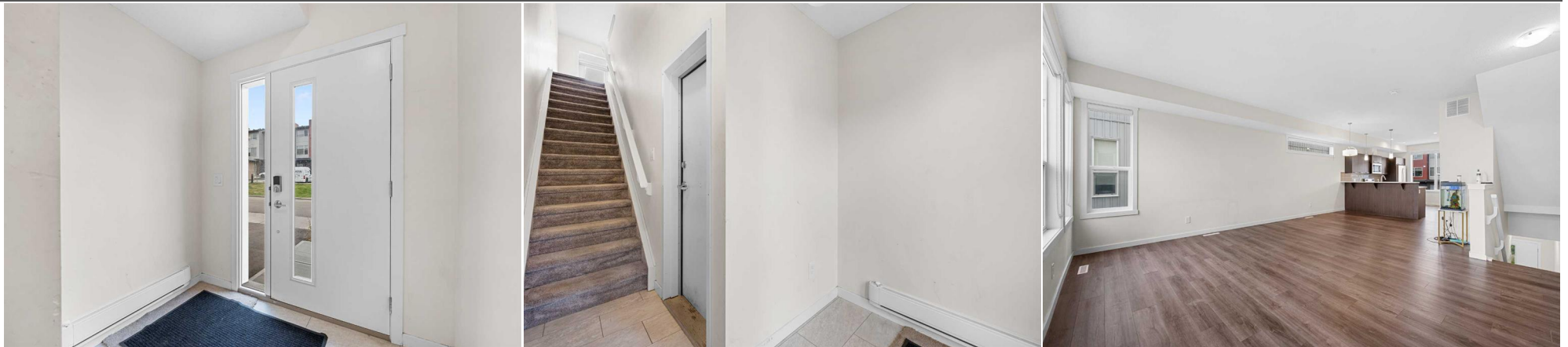
Legal Desc: **2110316**

Remarks

Pub Rmks: **LOCATION II LOCATION II LOCATION II The Saddle Ridge community offers a blend of comfort, style, and convenience, with homes designed to cater to a variety of lifestyles. The serene backdrop of greenspace and a pond, coupled with the proximity to walking trails, provides a peaceful retreat from the hustle and bustle of daily life. The homes feature a bright and open layout, creating a warm and inviting atmosphere. The main living area, with its spacious family room, dining space, and well-equipped kitchen, is ideal for gatherings and everyday living. The upper levels boast a primary bedroom with an en-suite bathroom and a large walk-in closet, along with additional bedrooms, a full bathroom, and a laundry room. The den is perfect for a home office, adding to the functionality of the space. The convenience of an attached heated garage with tandem parking is a welcome feature, especially during the colder months. This well-maintained community is also strategically located close to essential amenities, ensuring that everything you need is within reach.**

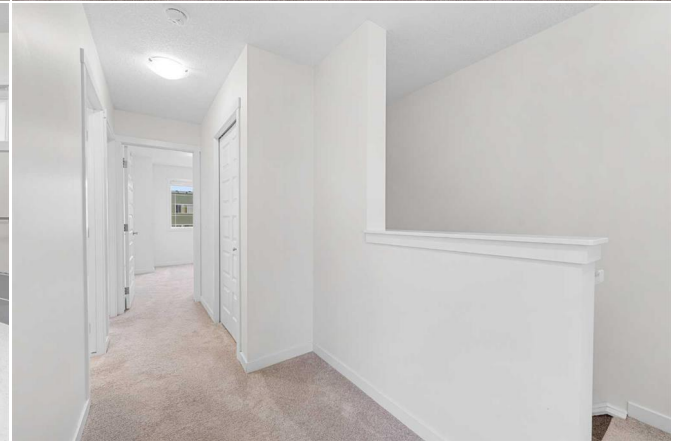
Inclusions: **NA**  
Property Listed By: **PREP Realty**

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











**506-70 Saddlemont Way NE, Calgary, AB**

1st Floor Exterior Area 145.47 sq ft  
Excluded Area 527.21 sq ft



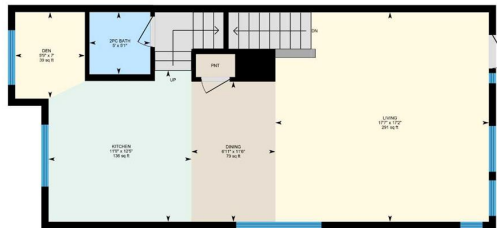
PREPARED: 2024/09/12



White regions are excluded from total floor area in QUOTE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**506-70 Saddlemont Way NE, Calgary, AB**

2nd Floor Exterior Area 728.82 sq ft



PREPARED: 2024/09/12



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**506-70 Saddlemont Way NE, Calgary, AB**

3rd Floor Exterior Area 729.23 sq ft



PREPARED: 2024/09/12



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