



THE
A-TEAM

**RE/MAX
FIRST**

75 SADDLESTONE Drive, Calgary T3J 0M6

MLS®#: **A2166036** Area: **Saddle Ridge** Listing Date: **09/15/24** List Price: **\$510,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2023**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **City Lot**
 Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,551**
 Low Sqft:
 Ttl Sqft: **1,551**

DOM

55
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet, Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`0" x 7`0"	Kitchen	Main	11`1" x 13`10"
Living Room	Main	14`8" x 17`9"	4pc Bathroom	Second	7`0" x 7`11"
4pc Ensuite bath	Second	7`8" x 8`2"	Bedroom	Second	10`8" x 13`3"
Bedroom	Second	11`4" x 12`10"	Bedroom - Primary	Second	14`9" x 12`1"
Other	Basement	14`10" x 41`3"			

Legal/Tax/Financial

Condo Fee:
\$180

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d125

Legal Desc: **2211905**

Remarks

Pub Rmks: **Welcome to this exquisite townhouse nestled in the vibrant community of Saddle ridge, Calgary! This remarkable residence offers an impressive array of features including 3 bedrooms, 2.5 bathrooms, and a single-car garage, catering perfectly to families or those desiring extra space. Situated in close proximity to a playground and school, it's an ideal haven for families with young ones. Moreover, its strategic location near the airport and a shopping center adds to its convenience. Upon stepping inside, you'll be embraced by an inviting ambiance that showcases an open-concept layout, tailor-made for hosting gatherings. The main floor encompasses a generously-sized living room, a dining area, and a contemporary kitchen adorned with stainless steel appliances and Quartz countertops, seamlessly combining style and functionality. The upper level is a testament to luxury living, featuring a spacious master bedroom complete with a walk-in closet and an ensuite bathroom. Two more well-appointed bedrooms and another full bathroom complement the upper level, ensuring comfort for every member of the household. This townhouse doesn't just excel in living space; it's also perfectly positioned for an enriching lifestyle. Don't let this golden opportunity slip through your fingers - make this stunning townhouse in the heart of Saddle Ridge, Calgary, your very own!**

Inclusions:
Property Listed By: **n/a**
RE/MAX Real Estate (Central)

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









