116 SADDLESTONE Heath #106, Calgary T3J 5K8

MLS®#:	**A2170489**	Area:	**Saddle Ridge**	Listing Date:	**10/03/24**	List Price: **$499,777**
Status:	**Active**	County:	**Calgary**	Change:	**None**	Association: **Fort McMurray**

General Information

Prop Type:	**Residential**			DOM	**79**
Sub Type:	**Row/Townhouse**			Layout	
City/Town:	**Calgary**	Finished Floor Area		Beds:	**3 (3)**
Year Built:	**2023**	Abv Sqft:	**1,549**	Baths:	**2.5 (2 1)**
Lot Information		Low Sqft:		Style:	**2 Storey**
Lot Sz Ar:	**4,550 sqft**	Ttl Sqft:	**1,549**		
Lot Shape:				Parking	
				Ttl Park:	**2**
Access:				Garage Sz:	**1**
Lot Feat:	**Backs on to Park/Green Space**				
Park Feat:	**Concrete Driveway,Front Drive,Garage Door Opener,Single Garage Attached**				

Utilities and Features

Roof:	**Asphalt Shingle**	Construction:	
Heating:	**Forced Air,Natural Gas**		**Vinyl Siding**
Sewer:		Flooring:	
Ext Feat:	**None**		**Vinyl Plank**
		Water Source:	
		Fnd/Bsmt:	
			Poured Concrete
Kitchen Appl:	**Dishwasher,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer/Dryer**		
Int Feat:	**Granite Counters,High Ceilings**		
Utilities:			

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	**Main**	**3`0" x 6`10"**	**Kitchen**	**Main**	**14`10" x 13`1"**
Living/Dining Room Combination	**Main**	**14`10" x 18`11"**	**Bedroom - Primary**	**Upper**	**14`10" x 12`2"**
4pc Ensuite bath	**Upper**	**7`7" x 8`2"**	**Bedroom**	**Upper**	**11`2" x 12`10"**
4pc Bathroom	**Upper**	**7`3" x 8`0"**	**Bedroom**	**Upper**	**10`10" x 13`4"**

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:	

$180	**Fee Simple**	**M-1 d125**
	Fee Freq:	
	Monthly	

Legal Desc: **2211905**

Remarks

Pub Rmks: **BACKING ON TO GREEN SPAVE LOW CONDO FEES 2023 BUILT VERY NICE FLOOR PLAN. 10 ft main floor 10 ft garage door 9 ft upper floor KITCHEN WITH GRANITE COUNTER STAINLESS STEEL APPLIANCES CHIMEY HOOD FAN KITCHEN ISLAND WITH PANTRY LIVING DINNING .UPSTAIRS 3 SPACIOUS BEDROOM 2 FULL BATHROOMS.UNFINSHED BASEMENT POTENTIAL TO BUILD BEDROOM /REC ROOM .CLOSER TO ALL AMENTIES LIKE CTRAIN GYM SCHOOLS SHOPPING.**

Inclusions: **NONE**

Property Listed By: **TREC The Real Estate Company**

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