

# \$489,900 - 75 Saddlestone Drive Ne, Calgary

MLS® #A2077313

**\$489,900**

3 Bedroom, 3.00 Bathroom, 1,415 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

**\*\*OPEN HOUSE: Sunday, Oct. 8th 1-4pm\*\***

"Back on the market due to financing " 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!

Built in 2023

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2077313      |
| Price          | \$489,900     |
| Sold Price     | \$472,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,415         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 75 Saddlestone Drive Ne |
| Subdivision | Saddle Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 5J7                 |

**Amenities**

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | None                                                |
| Parking Spaces | 2                                                   |
| Parking        | Driveway, Garage Faces Rear, Single Garage Attached |

**Interior**

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters                         |
| Appliances        | Built-In Refrigerator, Dishwasher, Electric Range, Microwave, Range Hood, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | None                                                                                   |
| Has Basement      | Yes                                                                                    |
| Basement          | Full, Unfinished                                                                       |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Other            |
| Lot Description   | Back Lane, Other |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete         |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2023 |
| Date Sold      | November 1st, 2023   |
| Days on Market | 45                   |
| Zoning         | M-1 d125             |
| HOA Fees       | 0.00                 |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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