

\$469,786 - 303, 70 Saddlestone Drive Ne, Calgary

MLS® #A2177152

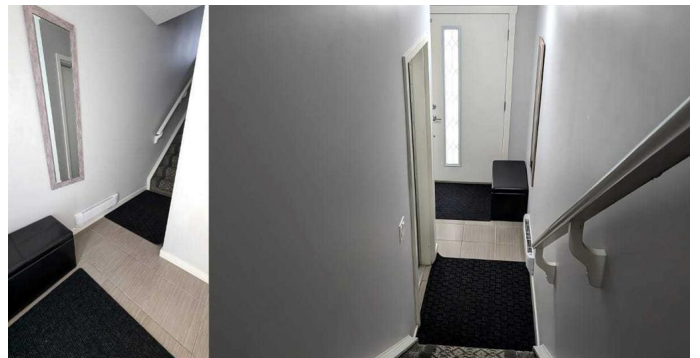
\$469,786

4 Bedroom, 3.00 Bathroom, 1,749 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Excellent Value in this Beautiful Clean and very well maintained home, backing onto green space and water pond and walking pathways. 1748 SQ FT, 3 + 1 Bedrooms , 2 1/2 Bathrooms, Extra length Single attached garage and a whole lot of Upgrades. Imagine waking up to the Priceless, Serene view of the nature as your backyard, water, birds, pathways and green everywhere. A spacious foyer welcomes you and your family and friends as you enter and leads you to the first floor open layout where you will find a spacious living room, dining room and a well designed kitchen. Kitchen has Granite counters with breakfast bar, lots of cabinets, pantry, stainless steel appliances and an upgraded hood fan. A 2 piece guest bathroom with tiles on this level. LPV flooring through out this floor. All the finishing hardware is upgraded. There are Extra shelving and cabinets. The top level is very nicely planned with wide hallways. Primary bedroom has 3 piece en-suite and walk-in closet. Two more good size bedrooms, 4 piece main bathroom and laundry area, big linen closet. Added bonus is the room that has been finished on the main level at the end of the garage with walk-out access to the backyard and the walking pathways. This spacious room with lots of natural light and closet is ideal as a Bedroom, Den, Yoga Studio, Office or many other uses. Extra cabinets in the garage for getting all your stuff neatly organized. "Garage Pro" Vacuum system that can be used for



cleaning the whole house and the garage.
Enjoy the summer time relaxing on the
Balcony off the living area on the 2nd floor,
admiring the vast green nature that is your
backyard. Close to most amenities - Schools,
Medical and Dental services, shopping, fine
and casual dining, major routes and a lot
more. This is the Ideal family home that you
have been looking for!!!. Come and enjoy the
Peace and Instant Calm of this beautiful home
in a perfect location.

Built in 2016

Essential Information

MLS® #	A2177152
Price	\$469,786
Sold Price	\$453,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,749
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	303, 70 Saddlestone Drive Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0W4

Amenities

Amenities	Park
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Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, Lighting
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, See Remarks, Wetlands
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 8th, 2024
Date Sold	December 10th, 2024
Days on Market	32
Zoning	R-2M
HOA Fees	0.00

Listing Details

Listing Office	URBAN-REALTY.ca
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