# \$409,900 - 803, 70 Saddlestone Drive Ne, Calgary

MLS® #A2209990

### \$409,900

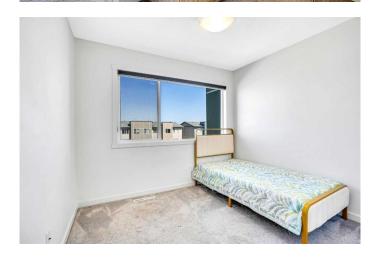
2 Bedroom, 3.00 Bathroom, 1,351 sqft Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Step into this meticulously cared-for townhouse, built in 2020 by Genesis, and located in the heart of Saddleridge NE. spanning nearly 1,500 sq ft across three thoughtfully designed levels. This modern home comes with an oversized single attached garage for added convenience along with assigned additional parking space. The ground level welcomes you with a generous front foyer that provides direct access to the garageâ€"perfect for ease of entry. Upstairs, you'II find a bright and airy living space featuring soaring ceilings and large windows that allow natural light to pour in. The main floor includes a stylish open-concept living and dining area, a sleek kitchen with a central island, and a handy 2-piece powder room. The top floor offers two well-sized bedrooms, including a primary suite with a private ensuite. You'II also find a second full bathroom and a laundry area conveniently located on this level. This home boasts an excellent layout with plenty of space and light throughout. It's ideally situated just minutes from key amenities like the Saddletowne LRT station, Genesis Centre, shopping hubs, parks, schools, bus routes, and scenic ponds. A must-see property that perfectly blends comfort, location, and style!







Built in 2016

#### **Essential Information**

MLS® # A2209990 Price \$409,900

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,351
Acres 0.00
Year Built 2016

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 803, 70 Saddlestone Drive Ne

Subdivision Saddle Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3J0W4

#### **Amenities**

Amenities Parking, Snow Removal, Trash

Parking Spaces 2

Parking Single Garage Attached, Stall

# of Garages 1

#### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings, Built-In Electric Range

Heating Forced Air

Cooling None
Basement None

#### **Exterior**

Exterior Features Private Entrance, Playground

Lot Description Other

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed April 8th, 2025

Days on Market 37

Zoning R-2M

# **Listing Details**

Listing Office MaxValue Realty Ltd.

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