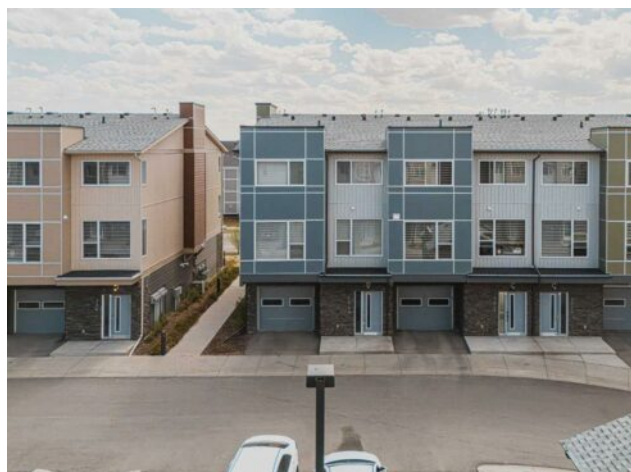


201, 70 Saddlestone Drive NE
Calgary, Alberta

MLS # A2218121



\$409,999

Division:	Saddle Ridge		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,503 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached, Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 401
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this immaculate end-unit townhouse in Saddle Ridge! Built in 2017, this stylish corner unit offers 2 spacious bedrooms, 2.5 modern bathrooms, a single-car garage, and an additional assigned parking spot. With a smart, open layout and high-end finishes throughout, this home is perfect for those seeking both comfort and convenience. Situated in a prime location, you're just steps away from the Saddle Ridge Plaza, a picturesque pond, and walking trails. Plus, enjoy easy access to schools, parks, and all essential amenities. Whether you're a first-time homebuyer or an investor, this upgraded townhouse is a must-see. Don't miss out—schedule your viewing today!