

**301, 70 Saddlestone Drive NE
Calgary, Alberta**

MLS # A2266394



\$439,000

Division:	Saddle Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,562 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/Riv		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 466
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: None

Welcome to this beautiful corner lot unit in the desirable sought after community of Saddlestone in NE Calgary. Location is a big plus on this property as essential amenities is reachable in just few minutes of walk. Speaking of amenities like medical clinic, dental clinic, convenience store, liquor store, daycare, public transportation and schools. This is perfect for the first time home buyers wether you have young family or by yourself. The one big grab is the freedom to walk and see the lustful green space that gives you the feeling of living in a very safe community. The home can also be Sold furnished (if you may wish). This is a Move-in-Ready home, a MUST TO SEE!!! Call your favourite Realtor to view!!!