



**GRASSROOTS**  
REALTY GROUP

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106, 116 Saddlestone Heath NE  
Calgary, Alberta

MLS # A2237387



**\$474,899**

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,530 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 211
Basement:	None, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1 d125
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to Your Dream Home in the Heart of Saddleridge! This beautifully designed townhouse offers the perfect blend of comfort, convenience, and style. Featuring 3 spacious bedrooms, 2.5 bathrooms, and a single-car garage, this home is ideal for families, first-time buyers, or anyone seeking extra space. Located in a family-friendly neighborhood just steps from a playground and school, and only minutes from the airport, shopping centers, and scenic green spaces, you'll love the easy access to everyday amenities. Step inside to discover a bright open-concept main floor with a welcoming living area, a generous dining space, and a modern kitchen equipped with quartz countertops and stainless steel appliances—perfect for hosting and entertaining. Upstairs, you'll find a spacious primary suite complete with a walk-in closet and private ensuite, along with two additional bedrooms and a full bath. Book your private tour for this beautiful townhome before it is gone!!