



GRASSROOTS
REALTY GROUP

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

MLS # A2238011



\$475,000

Division:	Saddle Ridge		
Type:	Residential/Other		
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	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: CAN BE SOLD FURNISHED WITH FURNITURES

Welcome to this beautiful, turn-key home located in the highly sought-after community of Saddlestone in NE Calgary. Perfect for a starting family, this well-maintained property offers both comfort and convenience. Situated near essential amenities, playgrounds, and schools, it also provides quick access to Stoney Trail, making your daily commute smooth and stress-free. The home can be sold fully furnished with stylish and functional furniture, offering a true move-in-ready experience. With a negotiable price and the option to purchase it furnished, this home is a fantastic opportunity for first-time buyers or savvy investors looking for a hassle-free property. Don't miss your chance to own a home in one of Calgary's most family-friendly communities.