



**GRASSROOTS**  
REALTY GROUP

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**94 Saddlestone Drive NE**  
**Calgary, Alberta**

**MLS # A2253138**



**\$389,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,534 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 404
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

End Unit Townhome | Single Attached Garage + Full Driveway | 3-Storey | 2 Bedrooms | 2.5 Bathrooms | Upper Level Laundry | 1,534 SqFt | Open Floor Plan | Quartz Countertops | Stainless Steel Kitchen Appliances | Breakfast Bar | Ample Cabinet Storage | Bright Natural Light | Large Windows | High Ceilings | Sizeable Bedrooms | Incredible Location | Close to All Amenities | Near Saddlestone Pond & Walking Path | Minutes to CBE Hugh A Bennet School | Great Transit Access. Welcome to this stunning end unit 3-storey townhome with an open floor plan complimenting it's large living space. Step up to a gorgeous exterior with a private concrete patio great for outdoor living space. The main level opens to a foyer with a hall closet great for an organized area. This level connects you to the single attached garage which holds the utility room. Head upstairs to the 2nd level which holds your main living space. The flow throughout the open floor plan is bright and welcoming with large windows and high ceilings. The kitchen is outfitted with ample cabinet and drawer storage, stainless steel appliances, quartz countertops and a double basin sink. The raised breakfast bar with barstool seating space is perfect for small meals or socializing while you cook. The dining area has a nook which provides a dedicated space for a table or with the open floor plan- choose your own! The living room is south facing with large windows. This level is complete with a 2pc bath. The uppermost level holds 2 sizeable bedrooms, 2 bathrooms and your laundry. The primary bedroom is paired with a walk-in closet and private 3pc ensuite bath. Bedroom 2 is a great size! The 4pc bath on this upper level has a deep tub/shower combo and single vanity with storage below. The stacked washer/dryer set is tucked into a hall closet to not take away from any of your living space. This home is located to perfection!

Steps from your home is the saddlelake pond with a walking path. The CBE Hugh A Bennet School is nearby and there's great transit access. Hurry and book a showing at this incredible home today!