



**GRASSROOTS**  
REALTY GROUP

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**106, 116 Saddlestone Heath NE**  
**Calgary, Alberta**

**MLS # A2254833**



**\$464,999**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,530 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 211
<b>Basement:</b>	None, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d125
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, 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!!