

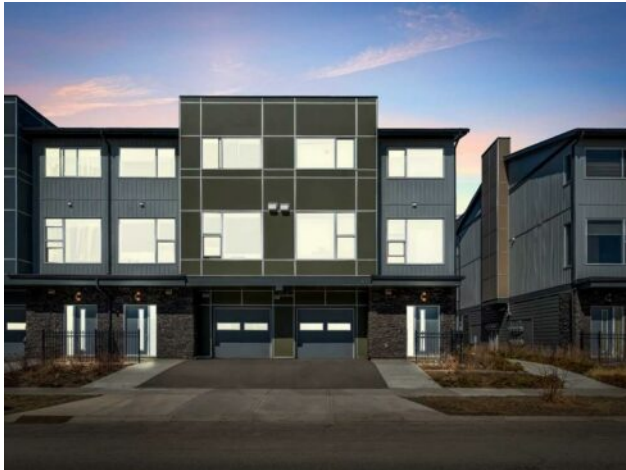


GRASSROOTS
REALTY GROUP

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82 Saddlestone Drive NE
Calgary, Alberta

MLS # A2210982



\$415,000

Division:	Saddle Ridge		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,449 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 399
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: n/a

Welcome to 82 Saddlestone Drive NE – A Stylish and Spacious Townhome in a Prime Location! Discover modern comfort and thoughtful design in this immaculate 2-bedroom, 2.5-bathroom townhouse offering over 1,400 sq ft of beautifully appointed living space. Nestled in a sought-after community, this home blends contemporary features with everyday functionality. Step inside to a welcoming foyer complete with built-in cubbies—perfect for organizing coats and shoes. The second level showcases a bright and open-concept layout, featuring a gourmet kitchen with sleek stainless steel appliances, quartz countertops, and ample cabinetry. The spacious dining area and living room are ideal for both entertaining and relaxing. A convenient 2-piece powder room completes this level. Upstairs, you’ll find a full 4-piece bathroom, a laundry room for added convenience, and two generously sized bedrooms. The primary suite impresses with a large walk-in closet and a private 3-piece ensuite, offering a perfect retreat at the end of the day. Additional highlights include a fully drywalled single attached garage and access to nearby schools, shopping, parks, and transit—making this an unbeatable location for families and professionals alike. Don’t miss your opportunity to own this move-in-ready home in a vibrant neighborhood—schedule your private showing today!