



GRASSROOTS
REALTY GROUP

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201, 70 Saddlestone Drive NE
Calgary, Alberta

MLS # A2212282



\$412,000

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,361 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 293
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

BEAUTIFUL 3 STOREY TOWNHOUSE IN GREAT LOCATION OF SADDLERIDGE NE, CORNER UNIT WITH AN ATTACHED GARAGE , 1360 SQ. FT , THE MAIN ENTRANCE HAS SPACIOUS FOYER WHICH OFFERS CONVENIENT ACCESS TO OVERSIZED SINGLE ATTACHED GARAGE, UPPER LEVEL FEATURES A VERY SPACIOUS LIVING ROOM AND DINING ROOM, 2 PCE BATH, VERY NICE KITCHEN WITH ISLAND, HIGH CEILINGS, THE UPPER FLOOR FEATURES 2 SPACIOUS BEDROOMS, MASTER BEDROOM WITH ENSUITE, ANOTHER FULL BATH AND LAUNDRY ROOM ON THIS LEVEL, THIS TOWN HOME SHOWS VERY WELL. VERY OPEN AND SPACIOUS LAY OUT. VERY CLOSE TO ALL AMENITIES LIKE SHOPPING, SCHOOLS, LRT, GENESIS CENTRE ETC. VACANT FOR IMMEDIATE POSSESSION.