

99 Saddlestone Drive NE  
Calgary, Alberta

MLS # A2165921



## \$499,900

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,538 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	1.12 Acres		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 180
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Vinyl Siding	<b>Zoning:</b>	M-1 d125
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

CORNER HOUSE, BACKING ON TO GREEN SPACE WITH LOW CONDO FEES. OPEN CONCEPT FLOOR PLAN. MAIN FLOOR KITCHEN FEATURES QUARTZ COUNTERTOP, STAINLESS STEEL APPLIANCES, CHIMEY HOOD FAN, KITCHEN ISLAND WITH PANTRY. UPSTAIRS HAS 3 SPACIOUS BEDROOM 2 FULL BATHROOMS. BACKDOOR ENTRY. UNFINISHED BASEMENT WITH POTENTIAL TO BUILD BEDROOM /REC ROOM. CLOSE TO ALL AMENTIES LIKE CTRAIN GYM SCHOOLS SHOPPING. MUST SEE.