

**75 Saddlestone Drive NE
Calgary, Alberta**

MLS # A2166036



\$510,000

Division:	Saddle Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,552 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	M-1 d125
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: n/a

Welcome to this exquisite townhouse nestled in the vibrant community of Saddle ridge, Calgary! This remarkable residence offers an impressive array of features including 3 bedrooms, 2.5 bathrooms, and a single-car garage, catering perfectly to families or those desiring extra space. Situated in close proximity to a playground and school, it's an ideal haven for families with young ones. Moreover, its strategic location near the airport and a shopping center adds to its convenience. Upon stepping inside, you'll be embraced by an inviting ambiance that showcases an open-concept layout, tailor-made for hosting gatherings. The main floor encompasses a generously-sized living room, a dining area, and a contemporary kitchen adorned with stainless steel appliances and Quartz countertops, seamlessly combining style and functionality. The upper level is a testament to luxury living, featuring a spacious master bedroom complete with a walk-in closet and an ensuite bathroom. Two more well-appointed bedrooms and another full bathroom complement the upper level, ensuring comfort for every member of the household. This townhouse doesn't just excel in living space; it's also perfectly positioned for an enriching lifestyle. Don't let this golden opportunity slip through your fingers – make this stunning townhouse in the heart of Saddle Ridge, Calgary, your very own!