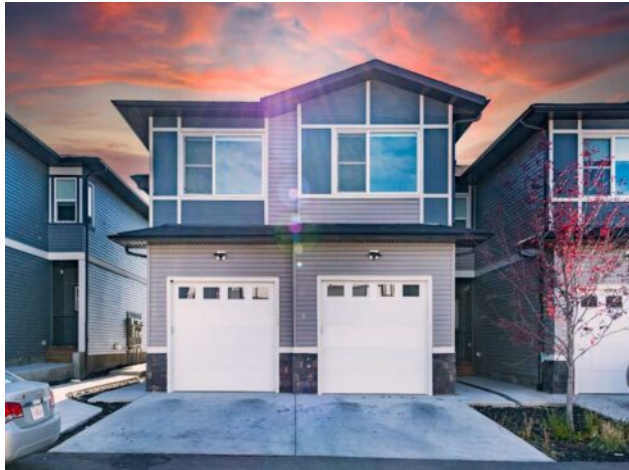


105, 116 Saddlestone Heath NE  
Calgary, Alberta

MLS # A2173069



## \$499,999

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,547 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 180
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Unknown, Vinyl Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** NONE

BACKING ON TO GREEN SPACE LOW CONDO FEES 2023 BUILT VERY NICE FLOOR PLAN. 10 ft main floor 10 ft garage door 9 ft upper floor MAIN FLOOR KITCHEN WITH GRANITE COUNTER STAINLESS STEEL APPLIANCES CHIMEY HOOD FAN KITCHEN ISLAND WITH PANTRY LIVING DINNING .UPSTAIRS 3 SPACIOUS BEDROOM 2 FULL BATHROOMS.UNFINISHED BASEMENT POTENTIAL TO BUILD BEDROOM AND REC ROOM BATHROOM .CLOSER TO ALL AMENTIES LIKE CTRAIN GYM SCHOOLS SHOPPING.