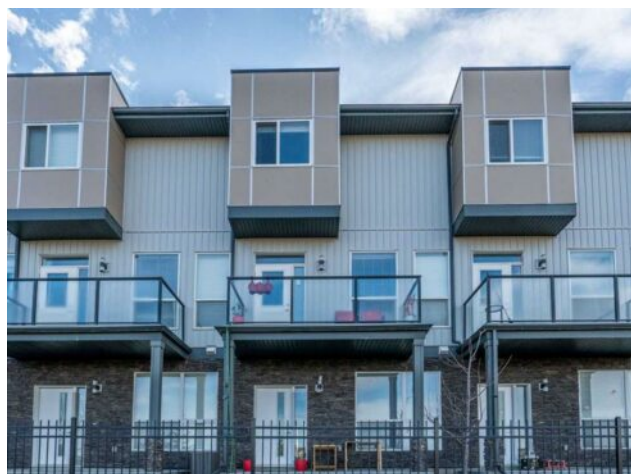


**303, 70 Saddlestone Drive NE  
Calgary, Alberta**

**MLS # A2177152**



## \$469,786

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,749 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind, See Remarks, Wetlan		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 340
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** N/A

Excellent Value in this Beautiful Clean and very well maintained home, backing onto green space and water pond and walking pathways. 1748 SQ FT, 3 + 1 Bedrooms , 2 1/2 Bathrooms, Extra length Single attached garage and a whole lot of Upgrades. Imagine waking up to the Priceless, Serene view of the nature as your backyard, water, birds, pathways and green everywhere. A spacious foyer welcomes you and your family and friends as you enter and leads you to the first floor open layout where you will find a spacious living room, dining room and a well designed kitchen. Kitchen has Granite counters with breakfast bar, lots of cabinets, pantry, stainless steel appliances and an upgraded hood fan. A 2 piece guest bathroom with tiles on this level. LPV flooring through out this floor. All the finishing hardware is upgraded. There are Extra shelving and cabinets. The top level is very nicely planned with wide hallways. Primary bedroom has 3 piece en-suite and walk-in closet. Two more good size bedrooms, 4 piece main bathroom and laundry area, big linen closet. Added bonus is the room that has been finished on the main level at the end of the garage with walk-out access to the backyard and the walking pathways. This spacious room with lots of natural light and closet is ideal as a Bedroom, Den, Yoga Studio, Office or many other uses. Extra cabinets in the garage for getting all your stuff neatly organized. "Garage Pro" Vacuum system that can be used for cleaning the whole house and the garage. Enjoy the summer time relaxing on the Balcony off the living area on the 2nd floor, admiring the vast green nature that is your backyard. Close to most amenities - Schools, Medical and Dental services, shopping, fine and casual dining, major routes and a lot more. This is the Ideal family home that you have been looking for!!!. Come and enjoy the Peace and Instant Calm of this

beautiful home in a perfect location.