

**201, 70 Saddlestone Drive NE**  
**Calgary, Alberta**

**MLS # A2212282**



**\$412,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 293
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.