

**803, 70 Saddlestone Drive NE**  
**Calgary, Alberta**

**MLS # A2209990**



**\$409,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,351 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 291
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<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, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Step into this meticulously cared-for townhouse, built in 2020 by Genesis, and located in the heart of Saddleridge NE. spanning nearly 1,500 sq ft across three thoughtfully designed levels. This modern home comes with an oversized single attached garage for added convenience along with assigned additional parking space. The ground level welcomes you with a generous front foyer that provides direct access to the garage—perfect for ease of entry. Upstairs, you’ll find a bright and airy living space featuring soaring ceilings and large windows that allow natural light to pour in. The main floor includes a stylish open-concept living and dining area, a sleek kitchen with a central island, and a handy 2-piece powder room. The top floor offers two well-sized bedrooms, including a primary suite with a private ensuite. You’ll also find a second full bathroom and a laundry area conveniently located on this level. This home boasts an excellent layout with plenty of space and light throughout. It’s ideally situated just minutes from key amenities like the Saddletowne LRT station, Genesis Centre, shopping hubs, parks, schools, bus routes, and scenic ponds. A must-see property that perfectly blends comfort, location, and style!