

99 Saddlestone Drive NE
Calgary, Alberta

MLS # A2206765



\$489,900

Division:	Saddle Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,538 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	1.12 Acres		
Lot Feat:	Other		

Heating:	Central	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	Full, Unfinished	LLD:	-
Exterior:	Other	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

CORNER HOUSE, BACKING ON TO GREEN SPACE WITH LOW CONDO FEES. OPEN CONCEPT FLOOR PLAN. MAIN FLOOR KITCHEN FEATURES QUARTZ COUNTERTOP, STAINLESS STEEL APPLIANCES, CHIMEY HOOD FAN, KITCHEN ISLAND WITH PANTRY. UPSTAIRS HAS 3 SPACIOUS BEDROOM 2 FULL BATHROOMS. BACKDOOR ENTRY. UNFINISHED BASEMENT WITH POTENTIAL TO BUILD BEDROOM /REC ROOM. CLOSE TO ALL AMENITIES LIKE CTRAIN GYM SCHOOLS SHOPPING. MUST SEE.