

**89 Saddlestone Drive NE**  
**Calgary, Alberta**

**MLS # A2236258**



# \$464,900

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,549 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Door Opener, Garage Faces Rear, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<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>	\$ 211
<b>Basement:</b>	See Remarks, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters		

**Inclusions:** None

**\*\* Click on 3D for virtual tour\*\*** Welcome to this exquisite CONER UNIT Townhome nestled in the vibrant ,family friendly community of Saddle ridge NE . Here are some highlights of this stunning residence. Newly built in 2023 | Total living space 1550 SQFT | Low condo fees only \$211 a month | Stainless steel appliances | Comes with 3 bed and 2.5 bath | Single attached garage and more .Close to all the amenities transit, playground, school, shopping it's an ideal haven for families with young ones. Upon stepping inside, you'll be embraced by an inviting ambiance that showcases an open-concept layout, tailor-made for hosting gatherings. The main floor encompasses a generously-sized living room, a dining area, and a contemporary kitchen adorned with stainless steel appliances and Quartz countertops, seamlessly combining style and functionality. The upper level is a testament to luxury living, featuring a spacious master bedroom complete with a walk-in closet and an ensuite bathroom. Two more well-appointed bedrooms and another full bathroom complement the upper level, ensuring comfort for every member of the household .You will not find a newly built spectacular townhome with full of upgrades,low condo fees in the heart of Saddleridge NE community where lifestyle & convenience meet together.Book your private showing today!