\$434,999 - 305, 70 Saddlestone Drive Ne, Calgary

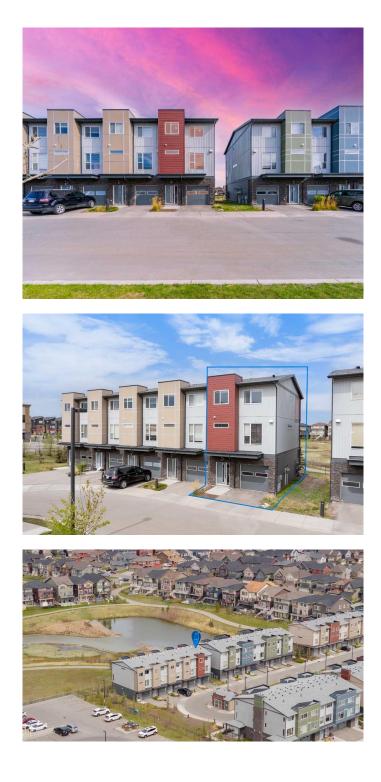
MLS® #A2233233

\$434,999

4 Bedroom, 3.00 Bathroom, 1,742 sqft Residential on 0.16 Acres

Saddle Ridge, Calgary, Alberta

Watch the video END UNIT FORMER SHOWHOME WITH UNOBSTRUCTED POND VIEWS! Welcome to this stunning END UNIT Townhouse offering OVER 1740 SQ. FT. of beautifully designed living space in the heart of NE Calgary's sought-after community of Saddle Ridge. This former showhome is truly one-of-a-kind, perfectly positioned with breathtaking views of the pond, green space, and walking trails â€" a peaceful and scenic backdrop you'II love coming home to! 4 BEDROOMS | 2.5 BATHROOMS | EXTRA WINDOWS | GORGEOUS VIEWS | HEATED SINGLE GARAGE | WALKOUT REAR ENTRANCE | GREAT LAYOUT | OFFICE SPACE | 10/10 LOCATION | PRIVATE BALCONY. Step into a wide and welcoming living room, perfect for entertaining guests or cozy nights in. The adjacent dining area comfortably fits a 6â€"8 seater and flows into the modern kitchen, complete with stainless steel appliances, quartz countertops, stylish pendant lights, plenty of cabinets space and a pantry. An office nook tucked to the side makes working from home a breeze! Your very own private balcony overlooking the scenic nature and pond views is a great spot for your morning tea/coffee! Upstairs, the primary suite also overlooks the pond, offering tranguil views, a walk-in closet, space to set up an office or a reading area, and a private ensuite with standing glass shower. Two additional bedrooms share a full bath, providing ample space for the whole family. The upstairs



laundry along with storage is just an added bonus. The walkout lower level features a versatile fourth bedroom/office/gym/studio with large windows and direct access to the backyard. Bonus: the attached single garage is heated and upgraded with vinyl flooring and pot lightsâ€"perfect for year-round use. Minutes away from all the amenities including the Saddletowne LRT station, shopping center, Freshco, restaurants, cafes, banks, daycares, YMCA Genesis Centre, schools, parks, and everything you can ask! Excellent home in a fantastic location waiting for its new owners.

Built in 2016

Essential Information

MLS® #	A2233233
Price	\$434,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,742
Acres	0.16
Year Built	2016
Туре	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	305, 70 Saddlestone Drive Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J0W4

Amenities

Amenities Parking Spaces Parking # of Garages	None 2 Single Garage Attached 1	
Interior		
Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)	
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings	
Heating	Forced Air	
Cooling	None	
Basement	None	
Exterior		
Exterior Features	Balcony, BBQ gas line	
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, See Remarks, Few Trees, No Neighbours Behind	
Roof	Asphalt Shingle	
Construction	Vinyl Siding	
Foundation	Poured Concrete	
Additional Inform	ation	

Additional Information

Date Listed	June 20th, 2025
Days on Market	13
Zoning	R-2M

Listing Details

Listing Office Diamond Realty & Associates LTD.

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