# \$749,800 - 70 Saddlestone Green Ne, Calgary

MLS® #A2217419

### \$749,800

6 Bedroom, 5.00 Bathroom, 2,189 sqft Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

OPEN HOUSE SUNDAY 2p, -5pm Welcome to this exceptionally well-maintained home offering nearly 2,200 sq ft of living space in the heart of Saddleridge! This beautiful property features 4 bedrooms upstairsâ€"including two primary suitesâ€"making it 5 full bathrooms total, making it ideal for large or multi-generational families.

The main floor boasts a bright living room upon entry and a den/office, a spacious kitchen with plenty of cabinetry, an added bonus of spice kitchen, a cozy family room with a gas fireplace, a breakfast nook, and a full bathroom. The open and functional layout is perfect for everyday living and entertaining.

Beautiful railing leading up to the Upstairs, you'll find two large primary bedrooms, each with its own ensuite and walk-in closet. One ensuite includes a luxurious 5-piece bath with a soaker tub and separate shower. Two additional well-sized bedrooms, a shared full bathroom, and convenient upper-floor laundry complete this level.

The basement has a separate side entrance and is partially finished (illegal suite) with 2 bedrooms, a kitchen, and a bathroom and a living room offering potential for a future legal suite (subject to city approval).

Additional highlights include a double front attached garage, low-maintenance yards, and







a fantastic location within walking distance to schools, parks, grocery stores, public transit, and more. This is a move-in-ready home in a family-friendly neighborhood—don't miss out!

showings start Sunday May 4, Book your private showing today before it's gone! OPEN HOUSE SUNDAY May 4, 2p, -5pm

Built in 2021

#### **Essential Information**

MLS® # A2217419 Price \$749,800

Bedrooms 6
Bathrooms 5.00
Full Baths 5

Square Footage 2,189
Acres 0.08
Year Built 2021

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 70 Saddlestone Green Ne

Subdivision Saddle Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3J 2C8

#### **Amenities**

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Front Drive, Garage Door

Opener

# of Garages 2

#### Interior

Interior Features High Ceilings, Kitchen Island, No Smoking Home, Separate Entrance

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric, Glass Doors, Living Room, Mantle

Has Basement Yes

Basement Full, Partially Finished, Suite, Walk-Up To Grade

#### **Exterior**

Exterior Features BBQ gas line, Private Yard Lot Description Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 2nd, 2025

Days on Market 3

Zoning R-G

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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