

# \$489,900 - 99 Saddlestone Drive Ne, Calgary

MLS® #A2206765

**\$489,900**

3 Bedroom, 3.00 Bathroom, 1,538 sqft

Residential on 1.12 Acres

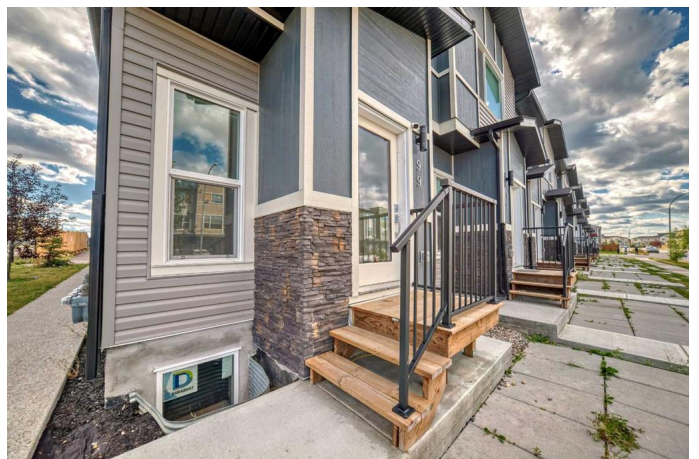
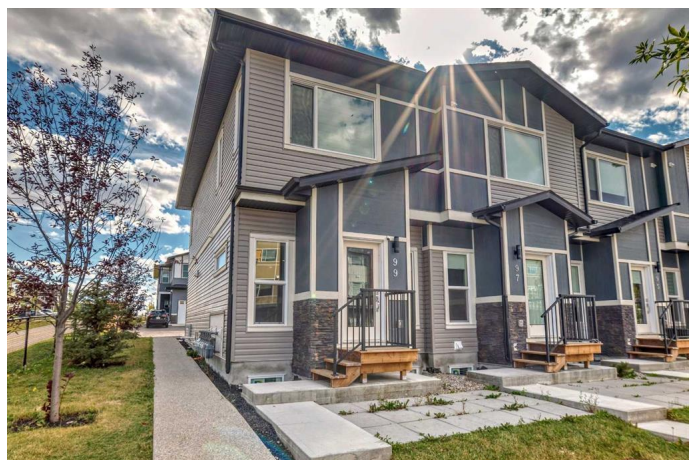
Saddle Ridge, Calgary, Alberta

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.

Built in 2021

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2206765      |
| Price          | \$489,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,538         |
| Acres          | 1.12          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |



## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 99 Saddlestone Drive Ne |
| Subdivision | Saddle Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 5J7                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | See Remarks                                                        |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Central                                                            |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Full, Unfinished                                                   |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Other           |
| Roof              | Asphalt Shingle |
| Construction      | Other           |
| Foundation        | Poured Concrete |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 29th, 2025 |
| Days on Market | 42               |
| Zoning         | M-1              |
| HOA Fees       | 211              |
| HOA Fees Freq. | MON              |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Executive Real Estate Services |
|----------------|--------------------------------|

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