

# \$444,900 - 305, 70 Saddlestone Drive Ne, Calgary

MLS® #A2219691

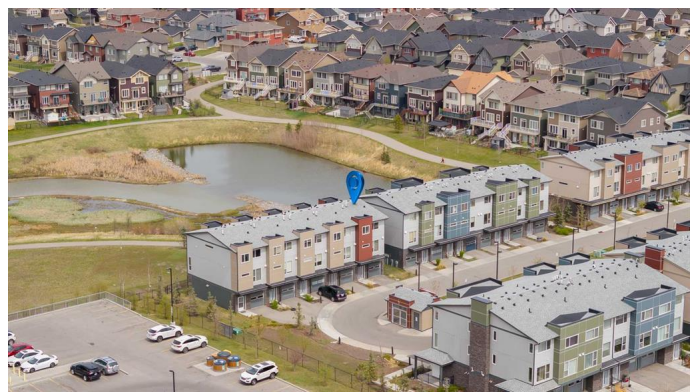
**\$444,900**

4 Bedroom, 3.00 Bathroom, 1,742 sqft

Residential on 0.16 Acres

Saddle Ridge, Calgary, Alberta

**\*Watch the video\*** Open House: June 15th 12pm - 2pm. UNDER \$450,000! END UNIT FORMER SHOWHOME WITH UNOBSTRUCTED POND VIEWS! Welcome to this stunning END UNIT Townhouse offering OVER 1700 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 – a peaceful and scenic backdrop you'll 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 6-8 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 tranquil 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 centre, 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® #	A2219691
Price	\$444,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,742
Acres	0.16
Year Built	2016
Type	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 None  
Parking Spaces 2  
Parking Single Garage Attached  
# of Garages 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, Few Trees, Landscaped, No Neighbours Behind, See Remarks  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed May 9th, 2025  
Days on Market 37  
Zoning R-2M

### Listing Details

Listing Office Diamond Realty & Associates LTD.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.