



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

70 Saddlestone Green NE
Calgary, Alberta

MLS # A2342491



\$739,800

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,189 sq.ft.	Age:	2021 (5 yrs old)
Beds:	6	Baths:	5
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Separate Entrance		
Inclusions:	NONE		

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 upstairs—including two primary suites—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!