

# \$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

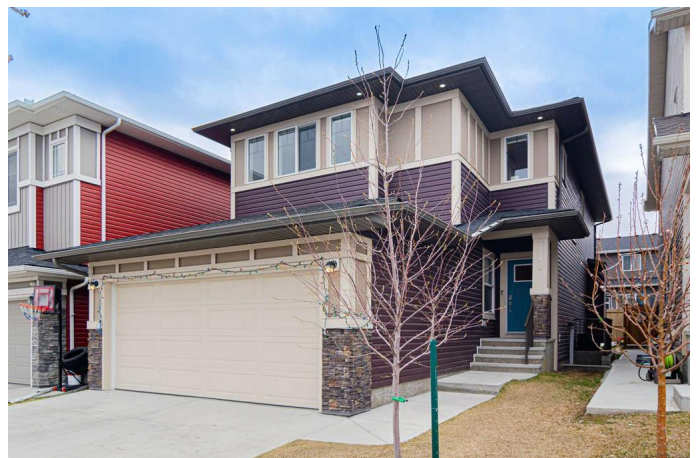
OPEN HOUSE SUNDAY 2p, -5pm Welcome to this exceptionally well-maintained home offering nearly 2,200 sq ft of living space in the heart of Saddleridge! This beautiful property features 4 bedrooms upstairs—including two primary suites—making it 5 full bathrooms total, making it ideal for large or multi-generational 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 neighborhoodâ€”donâ€™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	2
Zoning	R-G

## Listing Details

Listing Office	RE/MAX House of Real Estate
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