

# \$479,900 - 106, 116 Saddlestone Heath Ne, Calgary

MLS® #A2237387

**\$479,900**

3 Bedroom, 3.00 Bathroom, 1,530 sqft

Residential on 0.05 Acres

Saddle Ridge, Calgary, Alberta

Welcome to Your Dream Home in the Heart of Saddleridge!

This beautifully designed townhouse offers the perfect blend of comfort, convenience, and style. Featuring 3 spacious bedrooms, 2.5 bathrooms, and a single-car garage, this home is ideal for families, first-time buyers, or anyone seeking extra space.

Located in a family-friendly neighborhood just steps from a playground and school, and only minutes from the airport, shopping centers, and scenic green spaces, youâ€™ll love the easy access to everyday amenities.

Step inside to discover a bright open-concept main floor with a welcoming living area, a generous dining space, and a modern kitchen equipped with quartz countertops and stainless steel appliancesâ€”perfect for hosting and entertaining.

Upstairs, youâ€™ll find a spacious primary suite complete with a walk-in closet and private ensuite, along with two additional bedrooms and a full bath.

Book your private tour for this beautiful townhome before it is gone!!

Built in 2023

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2237387      |
| Price          | \$479,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,530         |
| Acres          | 0.05          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 106, 116 Saddlestone Heath Ne |
| Subdivision | Saddle Ridge                  |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3J 5K8                       |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Park, Playground, Visitor Parking |
| Parking Spaces | 2                                 |
| Parking        | Single Garage Attached            |
| # of Garages   | 1                                 |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Stove(s)                     |
| Heating           | Forced Air                                                                                  |
| Cooling           | None                                                                                        |
| Has Basement      | Yes                                                                                         |
| Basement          | None, Unfinished                                                                            |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Playground                                    |
| Lot Description   | Backs on to Park/Green Space, Street Lighting |
| Roof              | Asphalt Shingle                               |
| Construction      | Vinyl Siding                                  |
| Foundation        | Poured Concrete                               |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 33             |
| Zoning         | M-1 d125       |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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