

**103, 116 Saddlestone Heath NE**  
**Calgary, Alberta**

**MLS # A2294538**



**\$471,999**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,536 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 211
<b>Basement:</b>	Full	<b>LLD:</b>	13-25-29-W4
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** N/A

Welcome to this beautifully designed 2-storey townhome in the Saddleridge community—where comfort, style and location come together effortlessly. Thoughtfully laid out with fewer stairs leading to the upper level, this home offers both convenience and functionality for modern family living. Backing directly onto a picturesque green space, park and playground, this home provides year-round enjoyment—whether it’s sledding and snow fun in the winter or endless outdoor play in the summer months. It’s truly a setting that families will cherish. The main floor features a single attached garage along with a bright and inviting living room filled with natural sunlight throughout the day. The open-concept layout flows seamlessly into a spacious dining area and a modern kitchen complete with quartz countertops and stainless steel appliances. A convenient half bath completes this level. Upstairs, the primary bedroom offers a serene retreat with beautiful park views, abundant sunshine, a walk-in closet and a well-appointed 4-piece ensuite. Two additional generously sized bedrooms and a stylish 3-piece bathroom with upgraded tile work provide ample space for family or guests. The unfinished basement offers endless potential—ideal for storage, a future entertainment space, or development to accommodate extended family living. Perfectly located in a family-friendly neighborhood, this home is just steps from a playground and school and only minutes to the airport, shopping centers and everyday amenities. Enjoy the perfect balance of peaceful surroundings and urban convenience in one of Saddleridge’s best-located townhomes. Don’t miss this exceptional opportunity to own a home that truly has it all!