

# \$460,000 - 106, 116 Saddlestone Heath Ne, Calgary

MLS® #A2237387

**\$460,000**

3 Bedroom, 3.00 Bathroom, 1,530 sqft

Residential on 0.05 Acres

Saddle Ridge, Calgary, Alberta

OPEN HOUSE 31ST AUGUST (1 PM - 3 PM)

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	\$460,000
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, Stove(s), Washer/Dryer
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	59
Zoning	M-1 d125

**Listing Details**

Listing Office	PREP Realty
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