



THE
A-TEAM

**RE/MAX
FIRST**

2330 FISH CREEK Boulevard #1442, Calgary T2Y0L1

MLS®#: **A2106189**

Area: **Evergreen**

Listing Date: **02/23/24**

List Price: **\$3,125,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2009**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **2,658**
Low Sqft:
Ttl Sqft: **2,658**

DOM

86
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **Penthouse**

Parking

Ttl Park: **3**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall,Underground**

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Other,See Remarks**
Int Feat: **Closet Organizers,Double Vanity,Recreation Facilities,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Office	Main	14`2" x 10`5"	Living Room	Main	18`11" x 36`6"
Breakfast Nook	Main	9`7" x 17`4"	Dining Room	Main	21`3" x 14`8"
Kitchen	Main	16`5" x 13`0"	4pc Ensuite bath	Main	4`10" x 9`8"
Bedroom	Main	18`0" x 12`3"	Bedroom - Primary	Main	24`1" x 19`4"
4pc Ensuite bath	Main	15`6" x 10`9"	Walk-In Closet	Main	6`6" x 11`3"
Den	Main	11`2" x 15`6"	Laundry	Main	13`5" x 8`0"
2pc Bathroom	Main	7`7" x 5`0"			

Legal/Tax/Financial

Condo Fee:
\$1,449

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **0913992**

Remarks

Pub Rmks: **Indulge in the pinnacle of luxury living with this exceptional penthouse condo at 2330 Fish Creek Boulevard in Sanderson Ridge. Expansive yet refined, this 2,658-square-foot residence exudes elegance and sophistication. Upon entering the foyer, adorned with dual closets, revel in the abundant natural light cascading through the numerous windows, enveloping the home in warmth and welcome. Adjacent to the foyer, discover a meticulously designed office space, catering to your every need. Transitioning to the main living area, savor the intimate ambiance created by dual fireplaces in the living spaces, complemented by two dining areas and a gourmet kitchen boasting stone countertops and ample storage. Access two of the three private balconies from this area and bask in the awe-inspiring vistas of Fish Creek Park, providing a tranquil backdrop for everyday life. Journeying to the private quarters, encounter a convenient two-piece bathroom and a spacious in-suite laundry room, seamlessly integrated with matching cabinetry and countertops. The first bedroom features a luxurious four-piece ensuite, sizable closet, and expansive window. Adjacent, discover a cozy private den, offering versatility and functionality. Entering the master suite, spanning almost 350 square feet, immerse yourself in natural light streaming through the large window and door leading to the third private balcony. The opulent four-piece ensuite boasts a spa-like shower, dual vanities, ample storage, and a separate water closet. Completing the suite, the 6 x 11 walk-in closet ensures ample space and convenience. The property includes three titled parking spaces and is sold fully furnished. This condo epitomizes convenience and luxury. Sanderson Ridge, an esteemed adult community, offers an unparalleled array of amenities, including a movie theatre, bowling alley, games and poker rooms, fitness center, craft room, wine cellar, woodworking shop, barber shop, swimming pool, hot tub, steam room, coffee bar, fully equipped kitchen, and access to "The Sanderson Room", available for events. With two car wash bays and meticulously maintained grounds, every detail has been carefully curated. Do not miss the opportunity to call this extraordinary property home. Visit the property website for additional photos and details. Arrange your private viewing today!**

Inclusions: **All furnishings/attached goods/chattels as presented. Exclusion list will be provided.**

Property Listed By: **EXP REALTY**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











