



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**15 SADDLESTONE Way #415, Calgary T3J 0S3**

MLS®#: **A2172777**      Area: **Saddle Ridge**      Listing Date: **10/12/24**      List Price: **\$315,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2015**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **841**  
 Low Sqft:  
 Ttl Sqft: **841**

**Stall, Underground**

DOM

**41**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**

Construction:  
**Brick, Vinyl Siding**  
 Flooring:  
**Carpet, Ceramic Tile**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, ENERGY STAR Qualified Refrigerator, Microwave Hood Fan, Stove(s), Washer**  
 Int Feat: **Elevator, Pantry, Soaking Tub**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`2" x 7`11"	Den	Main	8`8" x 8`11"
Kitchen	Main	8`4" x 9`2"	Laundry	Main	3`2" x 7`11"
Dining Room	Main	11`10" x 7`4"	Living Room	Main	11`10" x 10`0"
Bedroom	Main	10`8" x 9`3"	4pc Bathroom	Main	7`6" x 4`11"
Bedroom - Primary	Main	9`10" x 10`5"	Walk-In Closet	Main	7`6" x 4`0"
4pc Ensuite bath	Main	4`11" x 7`10"	Balcony	Main	11`0" x 8`9"

Legal/Tax/Financial

Condo Fee:  
**\$462**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **1412846**

Remarks

Pub Rmks: **TOP FLOOR 2 bedroom + Den with an unbeatable view of the lake and Rocky Mountains. The formal entrance leads to the open concept floor plan with a well appointed kitchen finished with granite counter tops, stainless steel appliances, a pantry and a breakfast bar that over looks the formal dining area. The den that can be converted into a bedroom and 2 large bedrooms complete this space. The primary bedroom has a walk in closet and 4 pc ensuite with soaker tub. This unit comes with a titled, underground parking stall and a very large storage room right in front of the stall. Don't miss this opportunity and call for your viewing today!**

Inclusions: **NA**  
Property Listed By: **2% Realty**

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













