



THE
A-TEAM

**RE/MAX
FIRST**

15 SADDLESTONE Way #218, Calgary T3J 0S3

MLS® #: **A2183425**

Area: **Saddle Ridge**

Listing Date: **12/14/24**

List Price: **\$329,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2014**

Finished Floor Area

Abv Sqft: **961**
Low Sqft:
Ttl Sqft: **961**

DOM

39
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Hot Water**
Sewer:
Ext Feat: **Balcony**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	11`1" x 11`2"
3pc Ensuite bath	Main	7`4" x 4`10"
Foyer	Main	12`10" x 8`2"
Kitchen	Main	13`0" x 8`1"

Room	Level	Dimensions
Bedroom	Main	11`1" x 9`6"
3pc Bathroom	Main	4`11" x 7`10"
Dining Room	Main	11`6" x 9`3"
Living Room	Main	16`2" x 16`5"

Legal/Tax/Financial

Condo Fee:
\$490

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1412846**

Remarks

Pub Rmks: **Welcome to Your Dream Home in Saddle stone. This beautifully upgraded corner unit offers an exceptional location near the serene Lakeview at Saddle stone. Spanning 961.38 sq. ft. this stunning condo is perfect for young professionals, couples, or growing families seeking a modern, comfortable, and convenient living space. As you step inside, you are greeted by a welcoming den area perfect for a home office or cozy reading nook. Adjacent to the entrance is a spacious laundry room. The open concept living and dining area is bright and inviting with access to a private balcony offering a beautiful view. The U shaped kitchen is a chef's delight, boasting stainless steel appliances, including a microwave, a built-in dishwasher, and stunning quartz countertops. This unit features two spacious bedrooms and two full bathrooms, with thoughtful upgrades like professionally installed heat-reduction window films on all windows and the balcony sliding door. Additional highlights include, Underground heated titled parking stall (#190) with an adjacent 10x4 ft storage unit. Proximity to essential amenities: shopping center, Tim Hortons, grocery stores, gas station, LRT station, bus stops, playgrounds, and schools. Don't miss the chance to own this beautiful home in a highly sought after location. Call today to book your private showing.**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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







