



THE
A-TEAM

**RE/MAX
FIRST**

2330 FISH CREEK Boulevard #2349, Calgary Y2Y 0L1

MLS® #: **A2195312** Area: **Evergreen** Listing Date: **03/06/25** List Price: **\$755,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2022**

Finished Floor Area

Abv Sqft: **1,207**
 Low Sqft:
 Ttl Sqft: **1,207**

DOM

3
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Low-Rise (1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat:
 Park Feat: **Parkade,Titled,Underground**

Utilities and Features

Roof: **Concrete,Tile** Construction: **Composite Siding,Log,Stone,Wood Frame**
 Heating: **Fan Coil,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Courtyard,Gas Grill,Lighting,Permeable Paving,Rain Gutters,Storage,Uncovered Courtyard** Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Gas Range,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,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>
			Legal/Tax/Financial		

Condo Fee: **\$712** Title: **Fee Simple** Zoning: **M-2**
 Fee Freq: **Monthly**

Legal Desc:

2211003

Remarks

Pub Rmks:

Discover the ultimate in luxury and resort-style living, where every detail is designed for your comfort and joy! This beautiful unit features bright, sunlit views to the south, infusing the space with warmth and light. The moment you step inside, you'll be struck by the 9½ foot ceilings, cozy foyer, luxury vinyl plank floors, Santino Bianco porcelain tiles in bathrooms, recessed lighting, and the bright open floor plan. The den is strategically situated and ideally suited for an office or a flex room. You will be delighted with the gourmet kitchen, featuring full-height custom kitchen cabinets with magic corner cabinet, pendant light fixtures above the central island with an overhang for casual seating, sleek quartz countertops, trendy backsplash, Blanco Precis silgranit under-mount double sink, S/S appliances including gas range, stylish hood-fan, French door refrigerator with water and ice maker, built-in dishwasher and microwave drawer. The spacious living area is perfect for hosting unforgettable gatherings. Step out onto the deck and bask in the warm sunshine - it's the perfect place to enjoy your morning coffee or indulge in a glass of wine as the day unfolds! For added convenience, you'll find a BBQ hook-up ready for your outdoor grilling needs. The primary suite has a walk-thru closet fitted with custom closet organizers. Relax in the spa-like ensuite, with a double vanity with quartz counters, after partaking in the many activities that Sanderson Ridge has to offer. Another bedroom, in-suite laundry complete with a washer & dryer, plus a striking main 4-piece bathroom add the perfect finishing touch to this impressive suite. You'll love the convenience of having a titled underground parking stall located close to the elevator and a secure storage area. Note this unit is on the West side of the complex and was completed in 2022. You'll be delighted to be living at Sanderson Ridge, an adult community that cradles beautiful Fish Creek Park. No detail is overlooked, from the stunning craftsmanship of the exterior timber to the unsurpassed quality in the finishes of your suite. Sanderson Ridge is well-equipped for any hobby. Pool tables, games & poker rooms, fitness centre, bowling alleys, craft room, wine cellar and woodworking shop-complete with power tools-are waiting for you. There's a movie theatre, swimming pool, hot tub, steam room, coffee bar, fully equipped kitchen and "The Sanderson Room" available for events. You'll also find cozy guest suites and two convenient car-wash bays to keep your vehicle sparkling clean!

Inclusions:

N/A

Property Listed By:

Realty 2000 Inc.

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













