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301, 15 Saddlestone Way NE Calgary, Alberta

MLS # A2344117



$265,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	889 sq.ft.	**Age:**	2014 (12 yrs old)
Beds:	2	**Baths:**	2
Garage:	Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Flat	**Condo Fee:**	$ 529
Basement:	-	**LLD:**	-
Exterior:	Brick, Vinyl Siding	**Zoning:**	M-2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Garage FOB

Spacious 2-bedroom, 2-bathroom corner unit offering 888 sq. ft. of beautifully designed living space on the 3rd floor. With its desirable corner location, this home is filled with natural light and features spectacular views from the large private balcony, perfect for relaxing or entertaining throughout the summer. The modern open-concept layout is both functional and inviting, featuring a bright living and dining area, a versatile den near the entrance ideal for a home office or reading nook, and in-suite laundry with additional storage. The stylish U-shaped kitchen is equipped with stainless steel appliances, including a built-in dishwasher and microwave, beautiful granite countertops, and ample cabinet and counter space. The spacious primary bedroom features a private ensuite, while the second bedroom and full bathroom offer flexibility for family, guests, or roommates. Additional features include a heated underground titled parking stall for year-round convenience. Ideally situated just steps from the tranquil Lakeview at Saddlestone and within walking distance to the Saddletowne LRT Station, Genesis Centre, schools, medical clinics, shopping, grocery stores, Tim Hortons, restaurants, parks, playgrounds, bus stops, and more. Everything you need is right at your doorstep. Whether you're a first-time home buyer, investor, young professional, or growing family, this beautifully maintained condo offers exceptional value in one of Calgary's most sought-after northeast communities. Don't miss this opportunity; call today to book your private showing!

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