



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2347, 2330 Fish Creek Boulevard SW
Calgary, Alberta

MLS # A2229596



\$729,900

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,061 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Concrete, Tile	Condo Fee:	\$ 669
Basement:	-	LLD:	-
Exterior:	Composite Siding, Log, Stone, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	TV Wall Mount in Living Room		

Welcome to 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 & woodworking shop - complete with power tools - are waiting for you. There's a movie theatre, swimming pool, hot tub, steam room, coffee bar, library, fully equipped kitchen and "The Sanderson Room" available for events & 2 car-wash bays. 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. Step inside and you'll be struck by the 9'12" foot ceilings, cozy foyer, luxury vinyl plank floors, Santino Bianco porcelain tiles in bathrooms, recessed lighting throughout, a bright open floor plan and large windows that let the sunshine in. You will be delighted with the gourmet kitchen, featuring gorgeous quartz countertops, trendy backsplash, Blanco Precis silgranit under-mount double sink, stainless steel 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 ideal spot to enjoy your morning coffee or savor 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. Unwind in the spa-like ensuite featuring a double vanity and quartz countertops, 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, adds the perfect finishing touch to this impressive suite. You'll appreciate the convenience of having a titled underground parking stall and a secure storage area conveniently located near the elevator. Note this unit is on the West side of the complex and was completed in 2022. Make sure to add this to your list to check out—you'll be glad you did.