

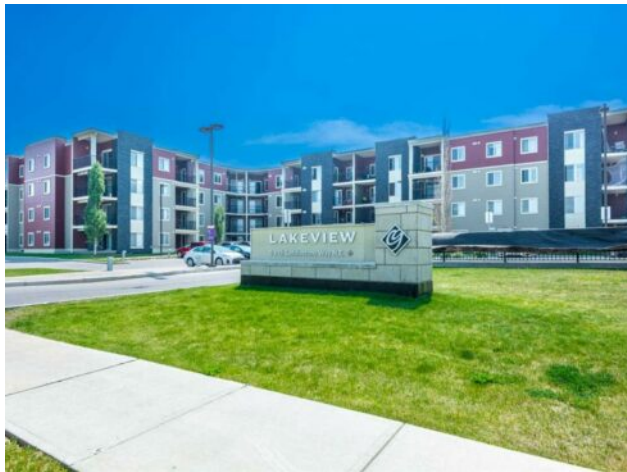


**GRASSROOTS**  
REALTY GROUP

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

213, 15 saddlestone Way NE  
Calgary, Alberta

MLS # A2231249



**\$355,000**

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	942 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 506
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Elevator, Granite Counters, No Animal Home, No Smoking Home, Storage		

Inclusions: na

Welcome to this beautifully maintained 2-bedroom + den, 2-bathroom condo located on the second floor, offering a spacious open-concept layout and breathtaking views. Perfectly situated within walking distance to shopping, transit, and an array of amenities, this unit combines comfort, convenience, and style. Enjoy peace of mind in the winter with your own heated, titled underground parking stall&mdash;complete with private storage. Inside, you'll find upgraded finishes throughout, including granite countertops, a stylish tile backsplash, black stainless steel appliances, upgraded lighting, and a blend of carpet and tile flooring. Designed for both relaxation and entertaining, the functional layout features a kitchen with a raised eating bar, a dedicated dining area, a cozy living room, and a flexible den space&mdash;ideal for a home office or guest area. The primary bedroom retreat includes a walk-through closet and a 3-piece ensuite, while the generously sized second bedroom is located near the 4-piece main bathroom. Additional features include in-suite laundry for added convenience. As one of the standout units in the building, this home truly offers the best in location, layout, and value. Just steps to the Saddleridge LRT, Genesis Centre, schools, medical clinics, and more&mdash;everything you need is right at your doorstep.