



**GRASSROOTS**  
REALTY GROUP

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1312, 2330 Fish Creek Boulevard SW  
Calgary, Alberta

MLS # A2241723



**\$779,000**

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,174 sq.ft.	Age:	2018 (7 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Concrete, Tile	Condo Fee:	\$ 762
Basement:	-	LLD:	-
Exterior:	Composite Siding, Log, Stone, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Experience the pinnacle of luxury and resort-style living, with every detail crafted for your comfort and joy! This beautiful unit features bright, sunlit views of Fish Creek Park. The moment you step inside, you'll be impressed by the 9-foot ceilings, the hardwood plank flooring, porcelain tiles in the bathrooms and laundry room, high-end light fixtures including recessed lighting, and the bright open floor plan. You'll be delighted with the gourmet kitchen, featuring full-height "Superior" custom kitchen cabinets with soft-close drawers and cupboards, a magic corner cabinet, pot filler faucet, pendant light fixtures above the central island with an overhang for casual seating, sleek quartz countertops, trendy backsplash, a porcelain 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. Abundant natural light floods the living and dining room areas, creating a warm and inviting atmosphere. A striking electric fireplace with a full-height faux stone facade serves as the centerpiece. Off the main living area is a French door that opens onto an east-facing balcony, the perfect spot to enjoy your morning coffee. For added convenience, you'll find a BBQ hook-up ready for your outdoor grilling needs. The primary suite includes an integrated wall unit with cabinets that function as a headboard, a floating shelf for your TV accessories, and a beautiful built-in window seat. The walk-through closet is equipped with California custom organizers. The spa-like ensuite has a double vanity and quartz countertops, along with a wall-mounted towel warmer. The guest bedroom/den was converted into a dining room, but could easily be reverted. In-suite laundry, complete with washer and dryer, plus a main 2-piece bath, adds the

perfect finishing touch to this impressive suite. You'll appreciate the convenience of having a titled underground parking stall located near the elevator, along with an extra-large secure storage area. Note this unit is on the East side of the complex and was completed in 2018. You'll be delighted with 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, and the dazzling array of amenities. 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, fully equipped kitchen & "The Sanderson Room" available for events, 8 guest suites & 2 car wash bays. NOTE: An additional titled parking stall is available at an extra cost if required.