



GRASSROOTS
REALTY GROUP

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**302, 15 Saddlestone Way NE
Calgary, Alberta**

MLS # A2248852



\$298,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	886 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Baseboard	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 481
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: NA

CORNER UNIT in Building 2000! Prime location, just steps away from countless amenities. This well-appointed 2 bedroom condo includes a versatile den/study, in-suite laundry, and 2 full bathrooms. Situated on the third floor, it features an underground heated parking stall for your convenience. The bright, open living space is enhanced by large windows, filling the home with natural light, and opens onto a private concrete patio. The primary bedroom is generously sized, while the second bedroom and den offer flexibility for guests or a home office. Assigned underground stall (#187) is included, with plenty of visitor parking available. Located close to schools, bus stops, LRT, the Genesis Centre, public library, shopping, and major roadways. Easy to view—don't miss out!