



GRASSROOTS
REALTY GROUP

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407, 15 Saddlestone Way NE
Calgary, Alberta

MLS # A2249423



\$299,999

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Saddle Ridge | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 705 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---|------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 393 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Veneer, Vinyl Siding | Zoning: | M-2 |
| Foundation: | - | Utilities: | - |
| Features: | Granite Counters, No Animal Home, No Smoking Home, Open Floorplan | | |

Inclusions: Blinds, Curtains, Curtain Rods

Welcome to this TOP floor 2 bedroom, 1 bathroom condo in Lakeview at Saddleridge. This home is nestled in a vibrant and family-friendly community, perfectly positioned on a quiet street, with serene views of the pond. Step inside to discover a thoughtfully designed open-concept layout enhanced by large windows that flood the space with natural light. The heart of the home is the modern kitchen, featuring rich espresso-toned cabinetry, a full pantry for additional storage, granite countertops with plenty of prep space, a sleek tile backsplash, and stainless steel appliances. The spacious living and dining area offers flexibility for both relaxation and entertaining, flowing seamlessly to your private covered balcony—ideal for enjoying tranquil POND VIEWS and morning coffee. Both bedrooms are generously sized, each equipped with large closets and positioned to offer privacy and comfort. The full 4-piece bathroom showcases a contemporary design with a deep soaker tub and tile surround. Additional features include convenient in-suite laundry and heated UNDERGROUND parking. Your new home is located close to the Genesis Centre, Saddletowne CTrain Station, grocery stores, schools, parks, and a variety of local restaurants. With easy access to major routes like Stoney Trail and Metis Trail, and only minutes from Calgary International Airport, commuting is a breeze. Whether you're a first-time buyer, downsizer, or investor, this meticulously maintained condo offers incredible value and convenience.