



**GRASSROOTS**  
REALTY GROUP

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218, 5 Saddlestone Way NE  
Calgary, Alberta

MLS # A2264022



**\$324,900**

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	831 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 517
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: NA

Welcome to Lakeview at Saddleridge! This rare corner unit is one of the largest floor plans in the complex, featuring an extra kitchen window that brings in additional natural light—an exclusive perk only select units enjoy. Step into a beautifully upgraded kitchen complete with granite countertops, enhanced cabinetry, and a full stainless steel appliance package, including an over-the-range microwave for added convenience. The lighting and faucet fixtures have also been upgraded, giving the home a modern and refined feel throughout. For your convenience, this residence includes two titled underground parking stalls, a rare luxury that adds both comfort and long-term value. Perfectly combining style, functionality, and location, this exceptional home is ready to impress. Book your private viewing today and discover a new standard of condominium living.