

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

## 315, 5 Saddlestone Way NE Calgary, Alberta

MLS # A2153006



\$330,000

Division: Saddle Ridge Residential/Low Rise (2-4 stories) Type: Style: Low-Rise(1-4) Size: 834 sq.ft. Age: 2014 (10 yrs old) **Beds:** 2 Baths: Garage: Heated Garage, Insulated, Parkade, Underground Lot Size: Lot Feat:

**Heating:** Water: Baseboard Floors: Sewer: Carpet Roof: Condo Fee: \$ 456 **Basement:** LLD: Exterior: Zoning: Concrete, Stone, Vinyl Siding, Wood Frame M-2 Foundation: **Utilities:** 

Features: Granite Counters

Inclusions: N/A

2 Bed +Den + 2 Full bath + Underground Parking, next to the elevator and with lots of natural sunlight in the great well managed professionally condominium apartment. This is one of the very few units in the building featuring 2 bedrooms and Den which is 10"11' x 8"9' and can be used as office, guest room, study, play room and much more. It's hard to find such a functional layout of an apartment unit in the Saddleridge community. (Don't forget to checkout the layout plan). Recent upgrades in the unit include:- Newer carpet, Kitchen Faucet, Shower Heads, Decora Switches & updated brand new sleek led lights and chandelier. Location of this apartment is unbeatable with close by to Bus Stop, C-train station, Kids play area, pond, walking pathway, restaurant, groceries, schools, Park, Medical centre, gas station, tim hortons, Genesis centre .... and list go on & on. It's a perfect place to raise a family with the convenience of living in a vibrant community of Saddleridge. Contact your realtor to schedule a private viewing tour.