



**218, 15 Saddlestone Way NE  
Calgary, Alberta**

**MLS # A2183425**



**\$329,999**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	961 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 490
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** N/A

Welcome to Your Dream Home in Saddle stone. This beautifully upgraded corner unit offers an exceptional location near the serene Lakeview at Saddle stone. Spanning 961.38 sq. ft. this stunning condo is perfect for young professionals, couples, or growing families seeking a modern, comfortable, and convenient living space. As you step inside, you are greeted by a welcoming den area perfect for a home office or cozy reading nook. Adjacent to the entrance is a spacious laundry room. The open concept living and dining area is bright and inviting with access to a private balcony offering a beautiful view. The U shaped kitchen is a chef’s delight, boasting stainless steel appliances, including a microwave, a built-in dishwasher, and stunning quartz countertops. This unit features two spacious bedrooms and two full bathrooms, with thoughtful upgrades like professionally installed heat-reduction window films on all windows and the balcony sliding door. Additional highlights include, Underground heated titled parking stall (#190) with an adjacent 10x4 ft storage unit. Proximity to essential amenities: shopping center, Tim Hortons, grocery stores, gas station, LRT station, bus stops, playgrounds, and schools. Don’t miss the chance to own this beautiful home in a highly sought after location. Call today to book your private showing.