



GRASSROOTS
REALTY GROUP

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302, 5 Saddlestone Way NE
Calgary, Alberta

MLS # A2308817



\$299,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	897 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 492
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Storage		

Inclusions: NA

Amazing opportunity to own this beautiful 3rd-floor corner condo unit in the highly sought-after Saddle Ridge community. This bright and spacious corner unit offers stunning lake and park views from the private balcony, with large windows bringing in plenty of natural light throughout the home. The open-concept layout features a spacious living and dining area, along with a functional U-shaped kitchen complete with stainless steel appliances. Near the entrance, there is additional space perfect for a home office or study setup. The primary bedroom includes a large walk-through closet and a 4-piece ensuite bathroom. A second bedroom, another full 4-piece bathroom, and convenient in-suite laundry complete the unit. This home also comes with one titled parking stall located in the heated underground parkade. Perfect for first-time buyers, downsizers, or investors. Call today to book your private showing!