



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2216, 2330 Fish Creek Boulevard SW
Calgary, Alberta

MLS # A2348902



\$675,000

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,199 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Side By Side, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Central, Fan Coil, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt, Concrete, Clay Tile

Basement: -

Exterior: Composite Siding, Concrete, Log, Stone

Foundation: -

Features: Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 850

LLD: -

Zoning: M-2

Utilities: -

Inclusions: none

Welcome to Sanderson Ridge, an exceptional 45+ adult living community overlooking the beauty of Fish Creek Park in southwest Calgary. And prepare to be impressed — because the amenities here are simply extraordinary! With approximately 1,198 sq. ft. of beautifully designed living space, this spacious two-bedroom, two-bathroom home offers the perfect combination of comfort, style and carefree living. The open-concept design creates an inviting flow between the kitchen, dining and living areas, with soaring ceilings, durable flooring and tasteful decor creating a warm and welcoming atmosphere. The generous primary bedroom features a beautiful ensuite, while the second bedroom and full main bathroom provide plenty of room for guests or visiting family. Need office space? This Den has you covered. Central Air conditioned comfort included. Condo Fees include Heating & your Electricity Bill as well. Step outside onto your northwest-facing balcony, where rustic timber accents evoke the feeling of a cozy mountain ski chalet — the perfect place to enjoy your morning coffee or unwind at the end of the day. But let's talk about the amenities — because this is where Sanderson Ridge truly shines! You may have trouble finding time to enjoy your own condo! Imagine having a library, coffee area, bar, (Friday Pub nights) games room, billiards room, swimming pool, hot tub, bowling alley, movie theatre, workshop, crafts room and wine cellar — all right inside your building! And there's even more! This is a community designed around socializing, recreation, hobbies and simply enjoying life. And when you do want some quiet time, your spacious suite is the perfect retreat. You also get two (side by side) titled parking stalls, each with its own large storage room conveniently located in front of the stall. The complex is

pet-friendly with board approval, making it an even more complete package. Located just steps from the natural beauty of Fish Creek, Sanderson Ridge offers something increasingly valuable — the opportunity to leave the maintenance and worries behind and spend your time doing the things you actually enjoy. Spacious. Social. Sophisticated. Fun. Come for the condo. Stay for the lifestyle. Sanderson Ridge isn't just a place to live — it's a place to enjoy life!