

780-380-6207  
meghan@meghanrobinson.net

411, 15 Saddlestone Way NE  
Calgary, Alberta

MLS # A2223410



**\$304,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	764 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Baseboard
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	-
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 418
<b>LLD:</b>	-
<b>Zoning:</b>	M-2
<b>Utilities:</b>	-

**Inclusions:** na

Welcome to this Top floor unit with an awesome view of the lake and the green space. There are only a few units in this building that enjoy this view. It is a 2 bedroom + 2 Bath + den, Granite countertops, Stainless steel appliance package, well maintained property. The back of the unit is South facing and that makes it sunny and bright all day. It comes with a Titled Underground Heated parking. There is ample visitor parking in front of the main entrance. Walking distance to grocery stores, Coffee shops, Restaurants and all other daily needs shops are a stone throw away from this building. Walking distance to the Bus stop and only 5 min drive to the Saddle Ridge LRT station.