



2330 Fish Creek Boulevard Calgary Alberta

\$469,900

Welcome to Sanderson Ridge, an award-winning adult community that sits along the picturesque banks of Fish Creek Park. Named Southern Alberta's Condo of the Year in 2023, this exclusive 40+ building is truly in a league of its own. No detail is overlooked from the stunning timber-frame exterior to the uncompromising quality and finish inside your suite. Sanderson Ridge is designed for those who want more out of their home than just four walls. Step inside your A/C equipped condo to discover stunning 9-foot ceilings, a spacious foyer, beautiful laminate floors, and a design with vibrant show-home qualities. This one bed, one and a half bath unit is a true showstopper. With over \$40,000 in upgrades, this is one you don't want to miss. This unit features beautifully appointed California Closets throughout and Shelf Genie storage solutions with pull-out shelves under all sinks, four above the fridge, double drawers in the kitchen, a smooth pull-out Lazy Susan with complete upscale finishes. Pot lights add warmth throughout the bright open floor plan, with large west-facing windows offering peaceful views for enjoying your morning coffee or nightcap on your private patio complete with a natural gas BBQ hook-up and no neighbours directly across although the deer do tend to visit from time to time. The gourmet kitchen truly is the heart of the home and boasts custom "Superior Cabinets," quartz countertops, under-mount sink, trendy backsplash, and stainless-steel appliances including an induction cook-top, microwave hood fan, French door fridge with water/ice, and a built-in dishwasher. Your primary bedroom suite includes a walk-through closet system and direct access to a spa-inspired ensuite bathroom. Completing the home is a dedicated full-sized in-suite laundry room with washer and dryer and additional storage space. Completing the unit is a titled underground heated p...

Living room 13.33 Ft x 10.08 Ft

Dining room 10.25 Ft x 8.42 Ft

Primary Bedroom 12.25 Ft x 10.92 Ft

4pc Bathroom 8.92 Ft x 8.33 Ft

Foyer 4.58 Ft x 4.42 Ft

Laundry room 8.42 Ft x 3.83 Ft

2pc Bathroom 7.92 Ft x 3.50 Ft

Listing Presented By:



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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca