



## 2229 Graduation Pl 14 Saanich BC

\$1,099,000

Welcome to 2229 Graduation Place in the desirable University Ridge! With soaring 20-foot ceilings & a grand picture window you'll love the spacious bright atmosphere, hardwood floors & gas fireplace complete the perfect vibe! The main floor offers a thoughtfully designed layout with a family room just off the kitchen, a primary bedroom w/walk-in closet & ensuite, plus the convenience of a laundry room leading to your double-car garage. Out back, you'll find your own private space, great for BBQs & morning coffee. Upper features two more large bedrooms, a full bathroom, and open office space, offering plenty of flexibility for your needs. Ample storage too! Strata living is a breeze with an easy-care strata fee of just \$725/month, covering exterior maintenance and more, so you can focus on the good stuff--like exploring the nearby parks, trails, and Arbutus Cove beach. With shopping, schools, UVic, and transit close by, this is the ultimate location for convenience and lifestyle!

Listing Presented By:



Originally Listed by:  
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