



**GRASSROOTS**  
REALTY GROUP

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**278 Saddlefield Place NE**  
**Calgary, Alberta**

**MLS # A2280862**



**\$699,990**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,158 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Piling(s), Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

Fully renovated two-storey home located in the desirable community of Saddle Ridge. The main level showcases engineered hardwood flooring, a dining area with a gas fireplace, and a well-appointed kitchen featuring gloss cabinetry and quartz countertop. A spacious living room with electric fireplace for family gatherings. Concrete patio perfect for summer entertaining overlooking a fully fenced backyard with area ideal for children and pets. Upstairs offers a comfortable bonus room, a full bathroom, and three bedrooms, including a generous primary bedroom complete with a walk-in closet and a private ensuite with steam shower. The fully developed basement includes an illegal suite with a large family room, a well-sized bedroom, and a full tiled bathroom. Additional highlights include a poured concrete pad extending from the front to the back of the home, a backyard patio, and a large concrete driveway at the front accommodating up to three vehicles.