



**181 Saddlefield Place NE**  
**Calgary, Alberta**

**MLS # A2288700**



**\$680,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,751 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** None

Fully upgraded and well-maintained home featuring numerous recent improvements, including a stucco exterior, new asphalt shingles, new Lux windows, upgraded carpet, ceramic tile flooring, modern pot lights, custom TV unit, closet organizers, and top-of-the-line stainless steel appliances. The beautiful kitchen offers full-height maple cabinetry, a large island, ample counter space, and premium granite countertops. The main floor includes a bright living room, a cozy family room with a fireplace, and a stylish, functional kitchen &mdash; perfect for everyday living and entertaining. Upstairs offers four bedrooms, including a spacious primary bedroom with a walk-in closet and full ensuite bathroom, along with three additional good-sized bedrooms, a full main bathroom, and a convenient laundry room. This professionally developed basement includes an additional bedroom and a full bathroom, providing extra living space for family or guests. Situated on a desirable corner rectangular lot, this home is in an excellent location within walking distance to shopping at Saddletown Circle, major banks, Safeway, family medical clinics, the LRT station, and schools of all levels.