



**278 Saddlefield Place NE
Calgary, Alberta**

MLS # A2298913



\$689,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,158 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Piling(s), Poured Concrete	Utilities:	-
Features:	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. Situated in a quite cal-du-sac close to Freshco, Shoppers, 80th ave plaza and other amenities. 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 3 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, over 40 exterior pot lights, security cameras and a large concrete driveway at the front accommodating up to three vehicles.