



**278 Saddlefield Place NE
Calgary, Alberta**

MLS # A2280862



\$699,990

Division: Saddle Ridge

Type: Residential/House

Style: 2 Storey

Size: 2,158 sq.ft. **Age:** 2002 (24 yrs old)

Beds: 3 **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. 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.