

**282 SADDLEFIELD Place, Calgary T3J4Z3**

MLS®#: **A2188521** Area: **Saddle Ridge** Listing **01/19/25** List Price: **\$805,000**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 21-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **2003** Abv Sqft: **1,897**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **53,637 sqft** Ttl Sqft: **1,897**  
 Lot Shape:

DOM

**3**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **5**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Cul-De-Sac,Front Yard,Lawn**  
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Heated Garage,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Concrete,Stucco**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Range Hood**  
 Int Feat: **Bar,Built-in Features,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`0" x 8`0"	Foyer	Main	14`8" x 7`11"
Kitchen	Main	11`11" x 17`0"	Laundry	Main	8`7" x 5`6"
Living Room	Main	13`2" x 13`10"	Pantry	Main	4`5" x 4`1"
2pc Bathroom	Main	5`0" x 4`11"	4pc Bathroom	Second	8`0" x 5`1"
5pc Ensuite bath	Second	12`8" x 12`11"	Bedroom	Second	11`0" x 10`10"
Bedroom	Second	10`5" x 10`10"	Bonus Room	Second	15`1" x 12`9"
Bedroom - Primary	Second	12`0" x 18`11"	Other	Second	6`4" x 4`4"

4pc Bathroom  
Bedroom  
Kitchen  
Storage

Basement  
Basement  
Basement  
Basement

10`10" x 4`11"  
10`10" x 8`2"  
6`5" x 9`8"  
6`8" x 7`4"

Bedroom  
Dining Room  
Game Room  
Other

Legal/Tax/Financial

Basement  
Basement  
Basement  
Main

10`11" x 10`3"  
6`1" x 11`8"  
12`7" x 10`1"  
21`7" x 19`0"

Title:  
Fee Simple  
Legal Desc:

0214352

Zoning:  
R--N1

Remarks

Pub Rmks: **Home in the heart of Saddle ridge Fully Upgraded Renovated on all the floors with newer trends. Home has a great open concept with new Euro kitchen cabinets Gas stove upgraded appliances , Nook all looking into the family room with a fireplace and new wall panels, main floor laundry room 3 bedrooms with a bonus room with a wet bar built in room has a balcony , All bathrooms are renovated .Home has a 2 bedroom basement suit separate entrance. Front porch also has been fully upgraded with new glass railing. The home has Air conditioning and Garage is heated . Don't miss this house come view it, Walk to the schools and shopping also close to the bus stop. Walking distance to the LRT.**

Inclusions:  
Property Listed By:

N/A  
RE/MAX House of Real Estate

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





