



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

282 Saddlefield Place NE
Calgary, Alberta

MLS # A2346275



\$699,990

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,897 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Level		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: basement-microwave, hood fan , electric stove , washer /dryer

Fully Renovated Corner-Lot Home in the Heart of Saddleridge! Welcome to this beautifully upgraded 5-bedroom, 3.5-bathroom home, situated on a 5,300+ sq. ft. corner lot with a back alley and plenty of parking. The bright, open-concept main floor features a modern European-style kitchen with built-in appliances, a gas cooktop, upgraded cabinetry, and a water-filtration system. The spacious family room offers a fireplace with stylish wall panels, while the main floor also includes a convenient laundry room. Upstairs, you'll find three bedrooms and a large bonus room complete with a wet bar and private balcony. Every bathroom has been tastefully renovated with modern finishes. The property also includes a separately accessed, two-bedroom illegal basement suite that is currently rented—an excellent opportunity for first-time homebuyers or investors. An approved permit for a future garden suite adds even more potential. Additional highlights: • Fully renovated across all levels • Painted ceilings • Stucco exterior with smart board accents • 43 exterior lights • Upgraded front porch with glass railing • Air conditioning • Korean blinds included • Corner lot with back-alley access • Ample parking Conveniently located within walking distance of schools, shopping, public transit, and the LRT. This move-in-ready home combines modern living with exceptional investment potential.