



GRASSROOTS
REALTY GROUP

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282 Saddlefield Place NE
Calgary, Alberta

MLS # A2352956

\$699,000

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:	0.01 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-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: Air Conditioner, Garage Heater

Fully Renovated Corner-Lot Home in the Heart of Saddleridge OPEN HOUSE: Saturday, October 17, 11:30 AM to 12:30 PM Welcome to this beautifully upgraded 5-bedroom, 3.5-bathroom home on a 5,300+ sq. ft. corner lot with back-alley access 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 gas fireplace with stylish wall panels, and 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, currently rented for \$1,300 per month, with the tenant paying 30% of utilities. The tenant has lived in for the last few years. This is an excellent opportunity for first-time homebuyers or investors. Garden suite potential: The rear of the lot, with convenient back-alley access, offers space to build a garden suite. The previous owner applied for and received an approved permit, adding even more potential. Additional Highlights: • Fully renovated across all levels • Painted ceilings • Stucco exterior with smart board accents • 50 exterior lights, including Christmas lights • Upgraded front porch with glass railing • Air conditioning included • Garage heater included • 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.

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