

# ***Features of this Home***

***Welcome to 419 Caldwell Place, Saskatoon***



The beautiful, fully developed, custom built spacious bungalow is in move in condition and boasts pride of ownership throughout. This home boasts all the extras, is situated on a beautifully landscaped, park like yard on a large wedge lot in one of Parkridge's best neighbourhoods. The perfect family home, well cared for and ready to move into. There are many extras and additional features.

STYLE:	Bungalow
SIZE:	1464 sq. ft.
TAXES:	\$3524 for 2011
ZONING:	R1A
LOT SIZE:	39x163x137x107
PRICE:	\$389,900

## Main Floor:



ENTRANCE  
\* Linoleum



LIVING ROOM  
\* 13 x 11' 10  
\* Hardwood



KITCHEN  
\* 9' 4 x 8' 3  
\* Linoleum



NOOK  
\* 13 x 9' 6  
\* Linoleum



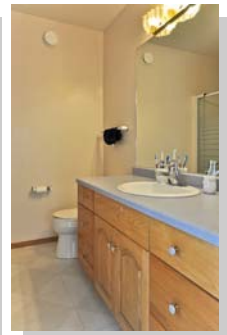
FAMILY ROOM  
\* 13 x 11  
\* Hardwood



BATHROOM  
\* 4 piece



MASTER BEDROOM  
\* 13 x 12' 4  
\* Hardwood



ENSUITE  
\* 3 piece  
\* Linoleum



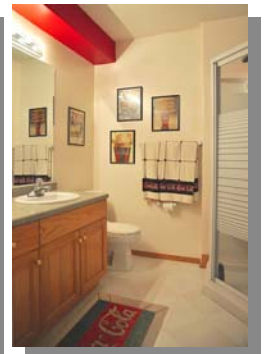
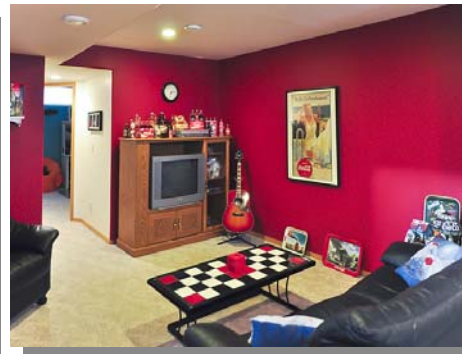
BEDROOM  
\* 13' 9 x 10  
\* Hardwood



BEDROOM  
\* 11 x 10' 6  
\* Hardwood

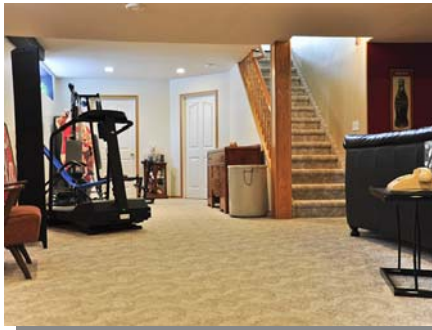


**Basement:**



RECREATION ROOM  
\* 37 x 10' 9  
\* Carpet

BATHROOM  
\* 3 piece  
\* Linoleum



BEDROOM  
\* 12' 10 x 11' 6  
\* Carpet

DEN  
\* 11' 4 x 8' 10  
\* Carpet



## *Additional Features:*

- \* Well located in popular Parkridge
- \* Fully developed
- \* Move in condition
- \* Pride of ownership inside and out
- \* Custom built home
- \* Quality of materials and workmanship throughout
- \* Main floor family room with gas fireplace
- \* Central Air Conditioning
- \* Central Vac
- \* Underground Sprinklers
- \* Extremely well developed basement
- \* Jacuzzi tub in main bathroom
- \* Stucco exterior
- \* Excellent street appeal
- \* 24x24 over height garage with high end newer garage door including code pad for easy access
- \* 8x12 over height storage shed
- \* Absolute DREAM YARD with a gazebo

**PLEASE NOTE:** There are many perennials in the yard. The seller is willing to remove perennials and rock if desired by buyer. There are many items of sentimental value frozen in the ground in the yard and will be removed in spring. Please call me for an itemized list.



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