

# \$4,950,000 - 3244 American Saddler Dr, Park City

MLS® #12202477

**\$4,950,000**

5 Bedroom, 4.00 Bathroom, 5,300 sqft  
Residential on 0.47 Acres

Risner Ridge, Park City, UT

The higher elevations in Park Meadows come with commanding views of the ski resorts, and this home is no exception! This lovely 5,300 sq ft Park Meadows home offers year-round living and abundant space for friends and family with 5 bedrooms and 4 bathrooms. Light pours into the open-concept kitchen, living, and dining room via large windows that embrace the stunning mountain vistas and ski resort views that surround the home. The lovely open floor plan is beautifully highlighted by the vaulted ceilings, hardwood floors, and a two-sided fireplace with stone accents that provides the home's gathering area and central focal point. Designed to entertain, the immaculate kitchen is outfitted with a large granite-topped central island that seats five, ample cabinetry, and stainless steel appliances. Retreat to the spacious primary bedroom that features vaulted ceilings, newly-installed carpet, and a walk-in closet. This immaculate home also offers a lower media/recreation room with a kitchenette and a second fireplace. Enjoy the outdoors from the home's expansive terraces, one of which features a covered hot tub. The property has low-maintenance xeriscape landscaping and is dotted with mature trees for shade and privacy. Park Meadows is one of Park City's most desirable neighborhoods, only a short drive to world-class skiing and within close proximity to schools, grocery shopping, and the extensive trail systems for hikers and bikers alike.



Courtesy of: KW Park City Keller Williams

Built in 1991

### Essential Information

MLS® #	12202477
Price	\$4,950,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Square Footage	5,300
Acres	0.47
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Style	Multi-Story
Status	Active

### Community Information

Address	3244 American Saddler Dr
Area	09 - Park Meadows
Subdivision	Risner Ridge
City	Park City
County	Summit
State	UT
Zip Code	84060

### Amenities

Amenities	Pets Allowed
Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Natural Gas Connected, Phone Available
Parking Spaces	3
Garages	Attached, Floor Drain, Heated Garage, Hose Bibs, Oversized
View	Ski Area, Mountain(s), Trees/Woods

### Interior

Interior Features	Electric Dryer Hookup, Ceiling(s) - 9 Ft Plus, Ceiling Fan(s), Vaulted Ceiling(s), Lower Level Walkout, Sauna, Spa/Hot Tub, Storage - Interior
Appliances	Disposal, Microwave, Refrigerator, Dryer - Electric, Dishwasher, Double Oven, Gas Range, Washer - Front Load Energy Star Rated

Heating	Boiler, Hot Water, Natural Gas, Radiant Floor, Zoned
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes

## Exterior

Exterior	Wood Siding
Exterior Features	Deck(s), Landscaped - Fully, Lawn Sprinkler - Partial, Lawn Sprinkler - Timer, Spa/Hot Tub
Lot Description	Gradual Slope, Natural Vegetation
Roof	Shingle, Asphalt
Construction	Frame - Wood
Foundation	Concrete Perimeter, Concrete Slab

## School Information

District	Park City
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## Additional Information

Date Listed	June 16th, 2022
Days on Market	18
HOA Fees	0.00
HOA Fees Freq.	Annually

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