

# \$759,900 - 144 Saddlelake Manor Ne, Calgary

MLS® #A2234458

**\$759,900**

6 Bedroom, 5.00 Bathroom, 2,124 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

**\*\*Welcome to this brand-new, custom-built 2-storey home offering over 3,000 sq ft of luxurious living space, including a legal 2-bedroom basement suite!\*\*** This stunning property features 6 bedrooms and 4.5 bathrooms, including a spacious main floor primary suite. Designed with high-end finishes throughout, the home boasts 9 ft ceilings on all three levels, 8 ft doors, vaulted ceilings, feature walls with fireplaces, and a bonus room with soaring ceilings. The chef's kitchen is equipped with a 9 ft island, tall custom cabinets, and premium built-in appliances. Enjoy the expansive backyard (over 40 ft deep), a covered front porch and upper balcony, and a double detached garage. Additional highlights include two separate furnaces for enhanced efficiency and comfort. Located in a desirable community with quick access to the Calgary International Airport, major highways, LRT, schools, shopping, hospitals, and recreation. A rare opportunity to move-in ready and packed with value!



Built in 2025

## Essential Information

MLS® #	A2234458
Price	\$759,900
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,124
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	144 Saddlelake Manor Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2L4

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Vinyl Windows, No Animal Home
Appliances	Dishwasher, Electric Cooktop, Garage Control(s), Range Hood, Refrigerator, Built-In Oven
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

**Exterior**

Exterior Features	Balcony, Private Entrance
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot, Level, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Slab

**Additional Information**

Date Listed	June 25th, 2025
Days on Market	18
Zoning	R-2M

**Listing Details**

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.