

# \$829,900 - 144 Saddlelake Manor Ne, Calgary

MLS® #A2234458

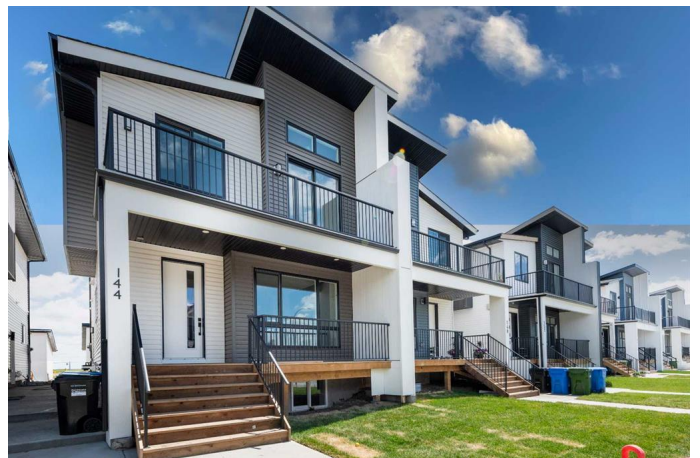
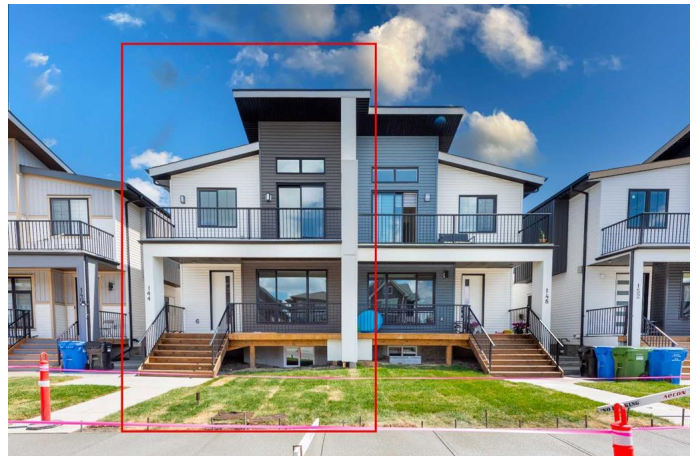
**\$829,900**

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          | \$829,900              |
| 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, No Animal Home, Vinyl Windows           |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Range Hood, Refrigerator |
| 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, Level, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                          |
| Construction      | Vinyl Siding, Wood Frame                                                                 |
| Foundation        | Slab                                                                                     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 51              |
| Zoning         | R-2M            |

**Listing Details**

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

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