

144 Saddlelake Manor NE
Calgary, Alberta

MLS # A2234458



\$759,900

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,124 sq.ft.	Age:	2024 (1 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Level, No Neighbours Behind, Re		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Slab	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Vinyl Windows		

Inclusions: NA

****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—move-in ready and packed with value!