

144 Saddlelake Manor NE

Calgary, Alberta

MLS # A2263977



\$734,900

|                 |                                                             |        |                  |
|-----------------|-------------------------------------------------------------|--------|------------------|
| Division:       | Saddle Ridge                                                |        |                  |
| Type:           | Residential/Duplex                                          |        |                  |
| Style:          | 2 Storey, Attached-Side by Side                             |        |                  |
| Size:           | 2,124 sq.ft.                                                | Age:   | 2025 (0 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, Street Lighting, Subdivided |        |                  |
|                 | Water:                                                      | -      |                  |
|                 | Sewer:                                                      | -      |                  |
|                 | Condo Fee:                                                  | -      |                  |
|                 | LLD:                                                        | -      |                  |
|                 | Zoning:                                                     | R-2M   |                  |
|                 | Utilities:                                                  | -      |                  |
| , Vinyl Windows |                                                             |        |                  |

Welcome to this **brand-new, custom-built 2-storey luxury home** offering over **3,000 sq ft** of elegant living space, including a **legal 2-bedroom basement suite** perfect for extended family or rental income. This meticulously designed residence features **6 spacious bedrooms and 4.5 beautifully appointed bathrooms**, including a **main floor primary suite** for ultimate convenience. Every inch of this home showcases **premium craftsmanship and high-end finishes**, with **9 ft ceilings on all three levels**, **8 ft doors**, **vaulted ceilings**, and stunning **feature walls with fireplaces** that create warmth and sophistication throughout. The open-concept main floor centers around a **chef’s dream kitchen**, complete with a **9 ft island**, **tall custom cabinetry**, and **built-in premium appliances**—perfect for entertaining and family gatherings. Upstairs, you’ll find additional bedrooms, a **bonus room with soaring ceilings**, and access to an **upper balcony** ideal for relaxing or enjoying morning coffee. The **expansive backyard**, stretching over **40 ft deep**, provides ample outdoor space, complemented by a **covered front porch** and a **double detached garage** for convenience and storage. Designed with efficiency and comfort in mind, the home includes **two separate furnaces** ensuring optimal temperature control across all levels. Located in a **highly desirable community** with **quick access to the Calgary International Airport**, major highways, **LRT**, **schools**, **shopping**, **hospitals**, and **recreational facilities**, this property truly has it all. Move-in ready and packed with value, this home combines modern luxury, practicality, and style—an exceptional opportunity you don’t want to miss!