

\$734,900 - 144 Saddlelake Manor Ne, Calgary

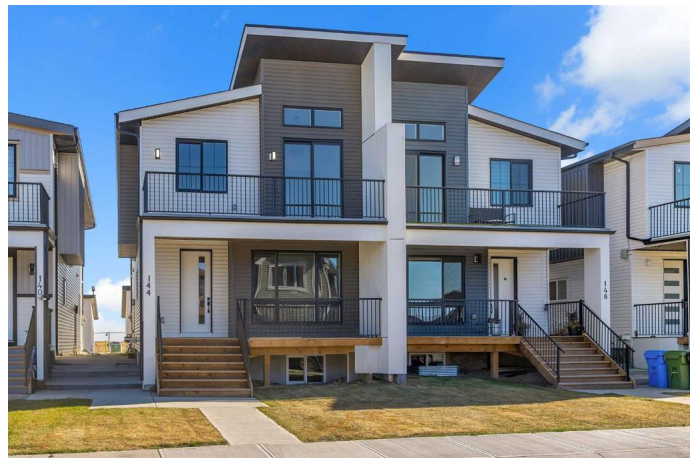
MLS® #A2263977

\$734,900

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 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 ****chefâ€™s dream kitchen****, complete with a ****9 ft island****, ****tall custom cabinetry****, and ****built-in premium appliances****â€”perfect for entertaining and family gatherings. Upstairs, youâ€™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!

Built in 2025

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2263977 |
| Price | \$734,900 |
| 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 | Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows |
| Appliances | Built-In Oven, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Finished, Full, Exterior Entry |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Private Entrance |
| Lot Description | Back Lane, Back Yard, City Lot, Street Lighting, Subdivided |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Slab |

Additional Information

| | |
|-------------|--------------------|
| Date Listed | October 11th, 2025 |
| Zoning | R-2M |

Listing Details

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

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