

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

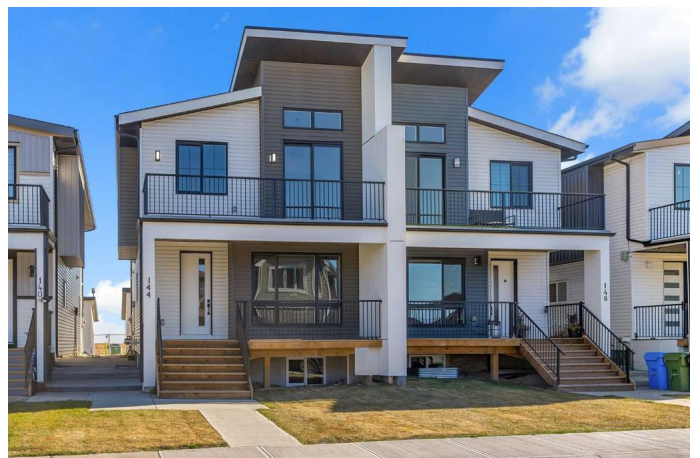
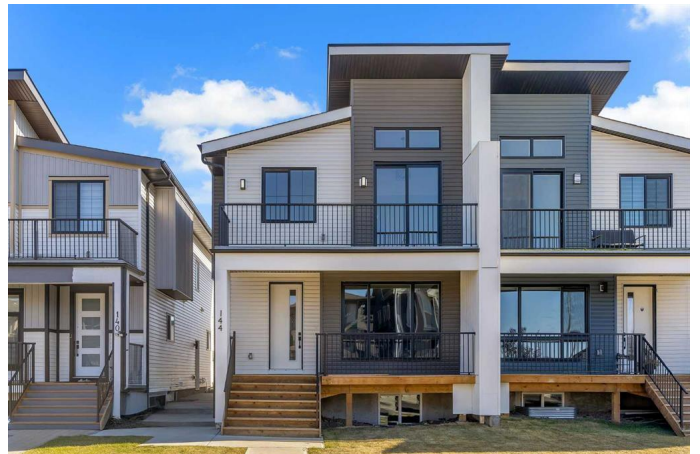
MLS® #A2263977

**\$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 **\*\*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!

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          | Full                                                                                                             |

## 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 |
| Days on Market | 17                 |
| Zoning         | R-2M               |

## Listing Details

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

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