

# \$769,000 - 160 Saddlelake Manor Ne, Calgary

MLS® #A2179406

**\$769,000**

6 Bedroom, 4.00 Bathroom, 2,166 sqft  
Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Discover Luxury Living in Calgary's Most Sought-After Community!

Welcome to this brand-new, beautifully designed two-storey home, thoughtfully crafted to offer elegance and functionality. Boasting 6 spacious bedrooms and 4 full bathrooms, including a main-floor master bedroom with attached bathroom and a 2-bedroom legal suite, this property stands out in its class.

Key Features at a Glance:

- \* Spice Kitchen with a gas stove
- \* Custom Shower in the master bedroom.

- \* 8-foot doors throughout the house.
- \* Painted ceilings in the living room and kitchen.
- \* Elevated double detached garage with an 8-foot door.
- \* Concrete sidewalk to the basement is already in place for easy access.

Additional Highlights:

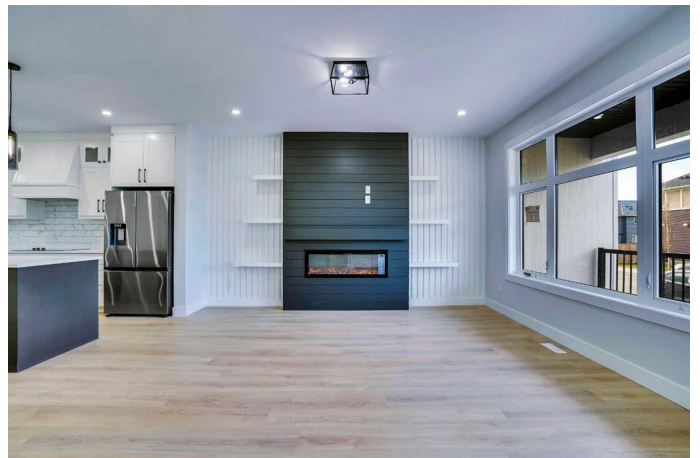
9 ft ceilings on all three levels for an open and airy feel.

Spacious living areas with feature walls and modern fireplaces.

A chef's kitchen with a large island, built-in high-end appliances, and tall cabinets.

Bonus room with vaulted ceilings for versatile use.

Large backyard, extending over 40 feet, ideal for relaxation and entertainment.



Covered porch and balcony.  
Dual furnaces to ensure optimal comfort and energy efficiency.

This home is perfectly situated with easy access to:  
Calgary International Airport  
Top-rated schools and major shopping hubs  
LRT station and major highways  
Hospitals and recreation facilities  
Don't miss your chance to own this exceptional home with exclusive features that set it apart from the rest. Schedule your private tour today!

Built in 2024

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2179406               |
| Price          | \$769,000              |
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,166                  |
| Acres          | 0.08                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 160 Saddlelake Manor Ne |
| Subdivision | Saddle Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 4C2                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Breakfast Bar, Separate Entrance, Wired for Data |
| Appliances        | Built-In Oven, Microwave, Microwave Hood Fan, Refrigerator, Oven-Built-In, Electric Cooktop, Electric Range, ENERGY STAR Qualified Appliances, Gas Range   |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Electric, Living Room, Other   |
| Has Basement      | Yes  |
| Basement          | Full, Suite  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line  |
| Lot Description   | Back Lane, Back Yard, Front Yard, No Neighbours Behind, Rectangular Lot, Level |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, Vinyl Siding, Wood Frame, Wood Siding                                |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 15th, 2024 |
| Days on Market | 140                 |
| Zoning         | R-2M                |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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