

# \$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:

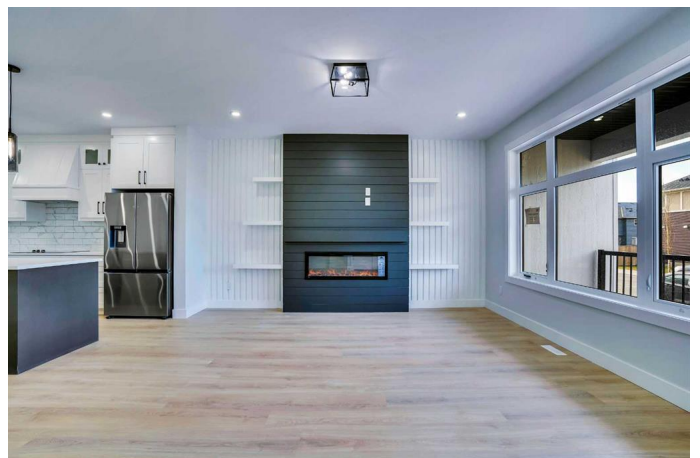
9 ft ceilings on all three levels for an open and airy feel.

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	146
Zoning	R-2M

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.