

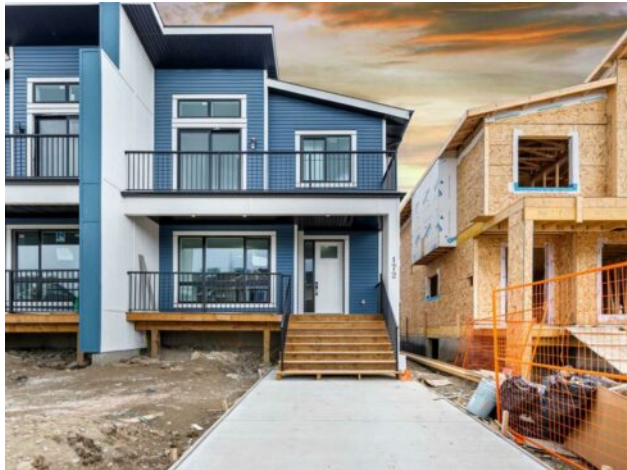


GRASSROOTS
REALTY GROUP

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172 Saddlelake Manor NE
Calgary, Alberta

MLS # A2221799



\$744,900

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,120 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, Front Yard, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Pantry		

Inclusions: none

Discover luxury living in one of Calgary's most sought-after communities with this brand-new, beautifully designed two-storey home. Thoughtfully crafted for both elegance and functionality, this spacious residence features 6 bedrooms and 4 full bathrooms, including a main-floor master bedroom with an attached ensuite and a fully legal 2-bedroom basement suite—ideal for extended family or rental income. The home showcases high-end finishes throughout, such as a spice kitchen with a gas stove, a custom-tiled shower in the master ensuite, and 8-foot doors for a grand sense of space. Painted ceilings in the living and kitchen areas add a modern touch, while the elevated double detached garage with its own 8-foot door and a concrete walkway to the basement provide both convenience and curb appeal. Enjoy 9-foot ceilings on all three levels, beautifully designed feature walls, contemporary fireplaces, and a chef-inspired kitchen complete with a large island, built-in premium appliances, and tall cabinetry. A vaulted-ceiling bonus room offers flexibility for work or play, and the expansive 40-foot-deep backyard is perfect for outdoor living and entertaining. Additional highlights include a covered front porch, an upper balcony, and dual furnaces to ensure year-round comfort. Located near Calgary International Airport, top-rated schools, shopping centers, major highways, LRT stations, hospitals, and recreation facilities, this exceptional home offers both luxury and practicality. Don't miss the opportunity to make it yours—schedule your private tour today!