



**GRASSROOTS**  
REALTY GROUP

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**144 Saddlelake Manor NE**  
**Calgary, Alberta**

**MLS # A2234458**



**\$829,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,124 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Level, No Neighbours Behind, Re		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Separate/Exterior Entry, Full, Suite

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Slab

**Features:** Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-2M

**Utilities:** -

**Inclusions:** NA

**\*\*Welcome to this brand-new, custom-built 2-storey home offering over 3,000 sq ft of luxurious living space, including a legal 2-bedroom basement suite!\*\*** This stunning property features 6 bedrooms and 4.5 bathrooms, including a spacious main floor primary suite. Designed with high-end finishes throughout, the home boasts 9 ft ceilings on all three levels, 8 ft doors, vaulted ceilings, feature walls with fireplaces, and a bonus room with soaring ceilings. The chef's kitchen is equipped with a 9 ft island, tall custom cabinets, and premium built-in appliances. Enjoy the expansive backyard (over 40 ft deep), a covered front porch and upper balcony, and a double detached garage. Additional highlights include two separate furnaces for enhanced efficiency and comfort. Located in a desirable community with quick access to the Calgary International Airport, major highways, LRT, schools, shopping, hospitals, and recreation. A rare opportunity—move-in ready and packed with value!