



**GRASSROOTS**  
REALTY GROUP

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**172 Saddlelake Manor NE**  
**Calgary, Alberta**

**MLS # A2236343**



**\$739,999**

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

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

**Inclusions:** None

Discover unparalleled luxury in this brand-new, exquisitely designed two-storey home in Calgary. This spacious residence features 6 bedrooms and 4 full bathrooms, including a main-floor master suite and a fully legal 2-bedroom basement suite. Enjoy 9-foot ceilings on all three levels and high-end finishes, including a chef-inspired kitchen with premium built-in appliances and a spice kitchen. Elegant details abound with painted ceilings, contemporary fireplaces, and grand 8-foot doors. A versatile vaulted-ceiling bonus room offers flexible space, while the elevated double detached garage adds convenience. Relax on the covered front porch or in the expansive 40-foot-deep backyard, perfect for entertaining.