

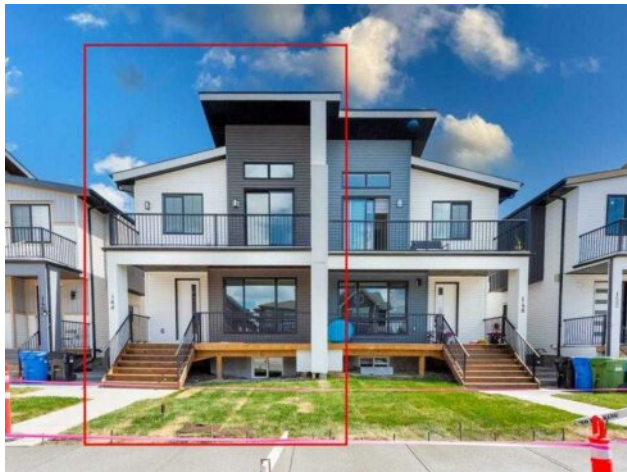


GRASSROOTS
REALTY GROUP

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126 Saddlelake Manor NE
Calgary, Alberta

MLS # A2259016



\$829,900

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,100 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, City Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Slab	Utilities:	-
Features:	High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home		

Inclusions: N/A

**** PICTURE IS FROM DIFFRENT UNIT **HOUSE IS STILL UNDER CONSTRUCTION (ON FLOORING STAGE STILL HAVE TIME TO DO SELECTIONS)** Welcome to this brand-new, custom-built 2-storey home showcasing over 3,000 sq ft of luxurious living space, complete with a legal 2-bedroom basement suite. Featuring 6 bedrooms and 4.5 bathrooms, including a spacious main floor primary suite, this property is designed with exceptional attention to detail and high-end finishes throughout. Highlights include 9 ft ceilings on all three levels, 8 ft doors, vaulted ceilings, elegant feature walls with fireplaces, and a bonus room with soaring ceilings. The chef's kitchen offers a 9 ft island, tall custom cabinetry, and premium built-in appliances, while outdoor living is enhanced by a deep 40+ ft backyard, covered front porch, upper balcony, and double detached garage. With two separate furnaces for efficiency and comfort, this home is ideally located near Calgary International Airport, major highways, LRT, schools, shopping, hospitals, and recreational amenities.