



GRASSROOTS
REALTY GROUP

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144 Saddlelake Manor NE
Calgary, Alberta

MLS # A2263977



\$734,900

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,124 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, Street Lighting, Subdivided		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Slab	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Welcome to this **brand-new, custom-built 2-storey luxury home** offering over **3,000 sq ft** of elegant living space, including a **legal 2-bedroom basement suite** perfect for extended family or rental income. This meticulously designed residence features **6 spacious bedrooms and 4.5 beautifully appointed bathrooms**, including a **main floor primary suite** for ultimate convenience. Every inch of this home showcases **premium craftsmanship and high-end finishes**, with **9 ft ceilings on all three levels**, **8 ft doors**, **vaulted ceilings**, and stunning **feature walls with fireplaces** that create warmth and sophistication throughout. The open-concept main floor centers around a **chef's dream kitchen**, complete with a **9 ft island**, **tall custom cabinetry**, and **built-in premium appliances**—perfect for entertaining and family gatherings. Upstairs, you'll find additional bedrooms, a **bonus room with soaring ceilings**, and access to an **upper balcony** ideal for relaxing or enjoying morning coffee. The **expansive backyard**, stretching over **40 ft deep**, provides ample outdoor space, complemented by a **covered front porch** and a **double detached garage** for convenience and storage. Designed with efficiency and comfort in mind, the home includes **two separate furnaces** ensuring optimal temperature control across all levels. Located in a **highly desirable community** with **quick access to the Calgary International Airport**, major highways, **LRT**, **schools**, **shopping**, **hospitals**, and **recreational facilities**, this property truly has it all. Move-in ready and packed with value, this home combines modern luxury, practicality, and style—an exceptional opportunity you don't want to miss!

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