



196 Saddlelake Manor NE
Calgary, Alberta

MLS # A2298736



\$759,900

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,125 sq.ft.	Age:	2024 (2 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, No Neighbours Behind, Rectangular Lot, See Remarks		

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:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s), Wired for Sound

Inclusions: None

List price includes GST. First-time homebuyers could potentially receive their full GST portion back. Welcome to this stunning semi-detached home in the desirable community of Saddle Ridge, offering over 3,000 sq ft of living space including a legal 2-bedroom basement suite! This beautifully upgraded home is packed with thoughtful details throughout, featuring 9 ft ceilings on all 3 levels, 8 ft doors, sleek black fixtures and hardware, quartz countertops, full railings, and large windows that flood the home with natural light. The main floor greets you with a spacious living room showcasing a modern built-in electric fireplace and custom shelving, leading into a chef's dream kitchen with full built-in design, stylish two-toned cabinetry, gas cooktop, built-in oven and microwave, chimney hood fan, oversized island, and a pantry with wooden shelving. A full-size bedroom and a 3-piece bathroom with tiled shower add extra versatility on the main floor, along with a mudroom featuring built-in bench, cabinetry, and coat hooks. Upstairs you'll find a bright family room with another electric fireplace and a balcony, two generous bedrooms, a 4-piece bath, convenient laundry room, plus a luxurious primary suite with dual-sink vanity, tiled shower, and custom walk-in closet. The legal secondary suite in the basement is finished to the same high standard, complete with 2 bedrooms, full kitchen, living room, 4-piece bath, and separate laundry—perfect for extended family or rental income. With every closet and pantry fitted with custom wooden shelving, upgraded finishes throughout, and a rare combination of space and style, this home truly has it all! Ideally located with quick access to Calgary International Airport, major highways, LRT, schools, shopping, recreation, and hospitals—this move-in ready home is an

opportunity you don't want to miss! Photos are representative of next unit. very similar selection.