



**GRASSROOTS**  
REALTY GROUP

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**160 Saddlelake Manor NE**  
**Calgary, Alberta**

**MLS # A2179406**



**\$769,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,166 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Level, No Neighbours Behind, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	13-25-29-W4
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	None		

Discover Luxury Living in Calgary's Most Sought-After Community! Welcome to this brand-new, beautifully designed two-storey home, thoughtfully crafted to offer elegance and functionality. Boasting 6 spacious bedrooms and 4 full bathrooms, including a main-floor master bedroom with attached bathroom and a 2-bedroom legal suite, this property stands out in its class. Key Features at a Glance: \* Spice Kitchen with a gas stove \*Custom Shower in the master bedroom. \* 8-foot doors throughout the house. \* Painted ceilings in the living room and kitchen. \* Elevated double detached garage with an 8-foot door. \* Concrete sidewalk to the basement is already in place for easy access. Additional Highlights: 9 ft ceilings on all three levels for an open and airy feel. Spacious living areas with feature walls and modern fireplaces. A chef's kitchen with a large island, built-in high-end appliances, and tall cabinets. Bonus room with vaulted ceilings for versatile use. Large backyard, extending over 40 feet, ideal for relaxation and entertainment. Covered porch and balcony. Dual furnaces to ensure optimal comfort and energy efficiency.

This home is perfectly situated with easy access to: Calgary International Airport Top-rated schools and major shopping hubs LRT station and major highways Hospitals and recreation facilities Don't miss your chance to own this exceptional home with exclusive features that set it apart from the rest. Schedule your private tour today!