



**59 Saddlelake Manor NE**  
**Calgary, Alberta**

**MLS # A2180568**



**\$739,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,822 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Refrigerator x2, Washer & Dryer x2, Microwave x2, TV & TV Mount		

Welcome to this beautifully designed detached home, perfectly blending modern finishes with family-friendly functionality. Situated on a quiet street yet close to all essential amenities, this property is ideal for growing & multigenerational families. The main floor boasts impressive 9 ft ceilings complemented by 8 ft doors, creating an elegant ambiance. A modern kitchen with sleek finishes anchors the space, making it perfect for both hosting gatherings and everyday living. The cozy living room features a gas fireplace, TV & mount & hardwood floors, while the convenience of main-floor laundry and a half bathroom adds functionality. From here, step into the large backyard or enjoy the spacious double-car garage, which offers high ceilings for extra storage. Upstairs, you’ll find four generously sized bedrooms, including two stunning primary suites, each with its own luxurious ensuite bathroom. One primary suite features vaulted ceilings, adding to the luxury feel, while the remaining two upstairs bedrooms share a well-appointed four-piece bathroom, ensuring comfort for the entire family. The basement is fully finished as an illegal suite with a private side entrance and paved walkway, offering excellent additional living space. It includes two bedrooms, a modern four-piece bathroom, separate laundry, and a comfortable living area, making it ideal for extended family or tenants. This home is perfectly located just a nine-minute drive from the train station, offering easy commuting options. It’s close to schools, shopping, and transit, with quick access to Stoney Trail and the airport. Book your showing today and discover everything it has to offer!