

\$734,900 - 144 Saddlelake Manor Ne, Calgary

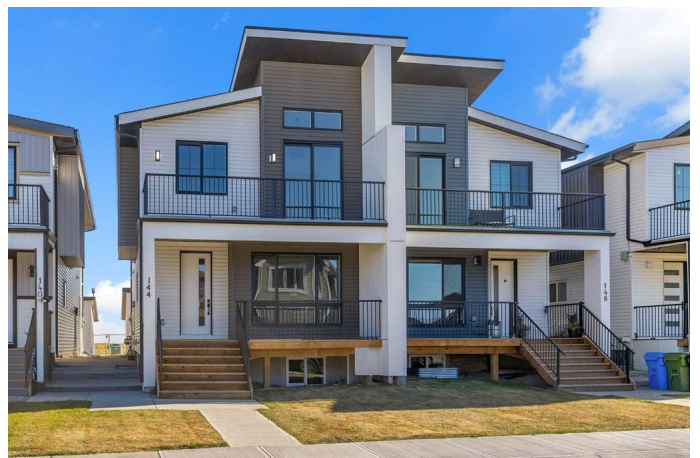
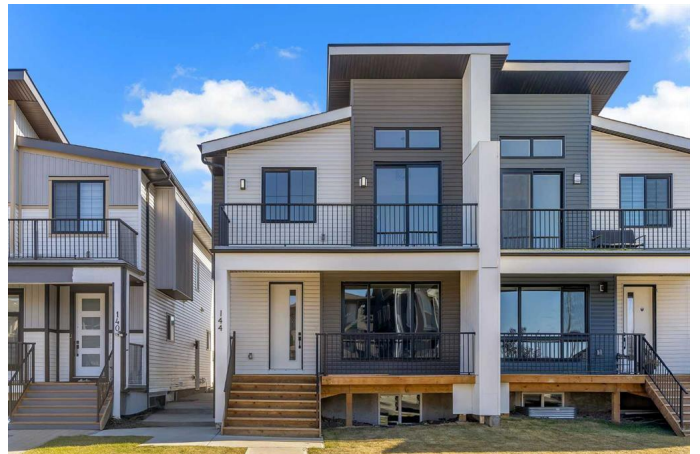
MLS® #A2263977

\$734,900

6 Bedroom, 5.00 Bathroom, 2,124 sqft
Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

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!

Built in 2025

Essential Information

MLS® #	A2263977
Price	\$734,900
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,124
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	144 Saddlelake Manor Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2L4

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Lane, Back Yard, City Lot, Street Lighting, Subdivided
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Slab

Additional Information

Date Listed	October 11th, 2025
Days on Market	5
Zoning	R-2M

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.