

# \$744,900 - 172 Saddlelake Manor Ne, Calgary

MLS® #A2221799

**\$744,900**

6 Bedroom, 5.00 Bathroom, 2,120 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Discover luxury living in one of Calgary's most sought-after communities with this brand-new, beautifully designed two-storey home. Thoughtfully crafted for both elegance and functionality, this spacious residence features 6 bedrooms and 4 full bathrooms, including a main-floor master bedroom with an attached ensuite and a fully legal 2-bedroom basement suite—ideal for extended family or rental income. The home showcases high-end finishes throughout, such as a spice kitchen with a gas stove, a custom-tiled shower in the master ensuite, and 8-foot doors for a grand sense of space. Painted ceilings in the living and kitchen areas add a modern touch, while the elevated double detached garage with its own 8-foot door and a concrete walkway to the basement provide both convenience and curb appeal. Enjoy 9-foot ceilings on all three levels, beautifully designed feature walls, contemporary fireplaces, and a chef-inspired kitchen complete with a large island, built-in premium appliances, and tall cabinetry. A vaulted-ceiling bonus room offers flexibility for work or play, and the expansive 40-foot-deep backyard is perfect for outdoor living and entertaining. Additional highlights include a covered front porch, an upper balcony, and dual furnaces to ensure year-round comfort. Located near Calgary International Airport, top-rated schools, shopping centers, major highways, LRT stations, hospitals, and recreation facilities, this exceptional home offers both luxury and practicality. Don't



miss the opportunity to make it  
yoursâ€”schedule your private tour today!

Built in 2025

**Essential Information**

MLS® #	A2221799
Price	\$744,900
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,120
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	172 Saddlelake Manor Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2L5

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Chandelier, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Lighting, Playground
Lot Description	Back Lane, Back Yard, Front Yard, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	30
Zoning	R-2M

## Listing Details

Listing Office	Royal LePage METRO
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