# \$769,000 - 160 Saddlelake Manor Ne, Calgary

MLS® #A2179406

# \$769,000

6 Bedroom, 4.00 Bathroom, 2,166 sqft Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

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.

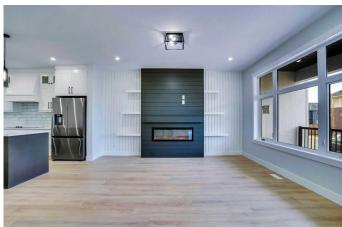
Spacious living areas with feature walls and modern fireplaces.

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!

Built in 2024

# **Essential Information**

MLS® # A2179406 Price \$769,000

Bedrooms 6

Bathrooms 4.00

Full Baths 4

Square Footage 2,166 Acres 0.08 Year Built 2024

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 160 Saddlelake Manor Ne

Subdivision Saddle Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3J 4C2

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, High Ceilings,

Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Breakfast Bar, Separate Entrance,

Wired for Data

Appliances Built-In Oven, Microwave, Microwave Hood Fan, Refrigerator,

Oven-Built-In, Electric Cooktop, Electric Range, ENERGY STAR

Qualified Appliances, Gas Range

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Electric, Living Room, Other

Has Basement Yes

Basement Full, Suite

#### **Exterior**

Exterior Features Balcony, BBQ gas line

Lot Description Back Lane, Back Yard, Front Yard, No Neighbours Behind, Rectangular

Lot, Level

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed November 15th, 2024

Days on Market 151

Zoning R-2M

## **Listing Details**

Listing Office Real Estate Professionals Inc.

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