

# \$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, Washer/Dryer
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	6
Zoning	R-2M

## Listing Details

Listing Office	Royal LePage METRO
----------------	--------------------

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.