

# \$739,999 - 172 Saddlelake Manor Ne, Calgary

MLS® #A2236343

## \$739,999

6 Bedroom, 5.00 Bathroom, 2,120 sqft  
Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Discover unparalleled luxury in this brand-new, exquisitely designed two-storey home in Calgary. This spacious residence features 6 bedrooms and 4 full bathrooms, including a main-floor master suite and a fully legal 2-bedroom basement suite.

Enjoy 9-foot ceilings on all three levels and high-end finishes, including a chef-inspired kitchen with premium built-in appliances and a spice kitchen. Elegant details abound with painted ceilings, contemporary fireplaces, and grand 8-foot doors.

A versatile vaulted-ceiling bonus room offers flexible space, while the elevated double detached garage adds convenience. Relax on the covered front porch or in the expansive 40-foot-deep backyard, perfect for entertaining.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2236343  |
| Price          | \$739,999 |
| 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    | July 2nd, 2025 |
| Days on Market | 33             |
| Zoning         | R-2M           |

**Listing Details**

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

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