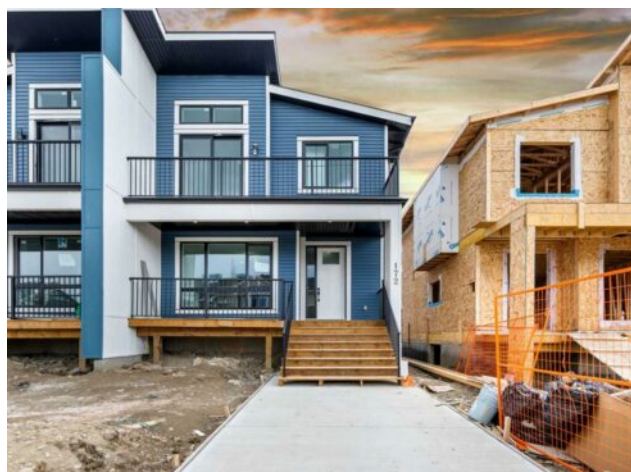


172 Saddlelake Manor NE  
Calgary, Alberta

MLS # A2236343



\$739,999

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,120 sq.ft.	Age:	2025 (0 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Pantry		

Inclusions: None

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.