

\$769,000 - 188 Saddlelake Manor Ne, Calgary

MLS® #A2143311

\$769,000

6 Bedroom, 5.00 Bathroom, 2,156 sqft

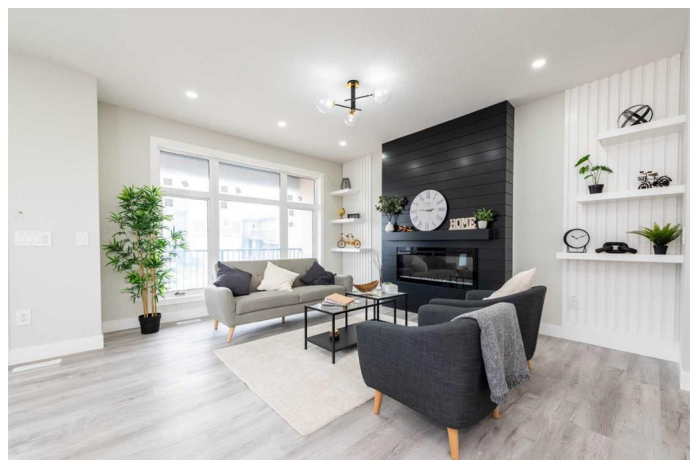
Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

BRAND NEW BUILT TWO STOREY FOR QUICK POSSESSION | 6 BEDROOMS, 4.5 BATHROOMS | MAIN FLOOR MASTER BEDROOM | 2 BEDROOM LEGAL SUITE | HIGH-END DESIGN | DOUBLE DETACHED GARAGE 22*22 | 9 FT CEILINGS ON ALL 3 LEVELS | LARGE LIVING AREA AND GREAT ROOM WITH FEATURE WALLS, FIREPLACES | 8 FEET DOOR | VAULTED CEILINGS | CALIFORNIA CLOSETS | KITCHEN ISLAND | HIGH-END BUILT-IN APPLIANCES | 40+ FEET BACKYARD | COVERED PORCH AND BALCONY |

As you enter this meticulously created dwelling under the 9 ft FLAT ceiling on the main floor, the discerning eye will appreciate the exquisite attention to detail + the highest grade finishings throughout, setting a new standard for luxury living. Suited in one of the most sought after neighbourhoods, its prime location offers easy access to an array of amenities and natural attractions, ensuring a lifestyle of convenience and comfort for its residents. The elevation design not only adds curb appeal but also sets the tone for luxurious living spaces found within.

Bright living room showcasing a feature wall with electric fireplace and custom millwork flanked on either side. This leads you to the heart of the home which is impeccably designed kitchen featuring a large island with seating of four, a pantry, high end built-in appliances and tall cabinets. The adjoining



dining area has ample room for family gatherings. The house is catering towards a joint family with a master suite on main floor with walk-in shower for seniors to use, separate half bath on main floor for guests to use.

As you ascend the staircase you will discover three spacious 1 master en-suite, 2 additional bedrooms, a common bath, bonus room with Vaulted Ceiling and laundry. The Master suite boasts a private 5PC ensuite with a walk-in California closet. Large sliding glass door brings in lots of natural lighting, creating a bright living room while also giving you access to the balcony to enjoy outdoor basking in the sunshine.

Finally, the basement presents a TWO BEDROOM LEGAL SUITE with 9 FT ceilings and their own set of appliances, including a MICROWAVE Hood fan, glass-top electric stove, and refrigerator , offering additional living space for extended family members or rental income potential. The property boasts the added convenience of two separate furnaces ensuring optimal comfort and functionality throughout the home. Step outside and you are greeted by an impressive 40 feet backyard, the double detached garage accessible by the back alley.

House is centrally located and minutes away from all major amenities including International Airport, Schools, Shopping, LRT station, Major Highways, Hospitals and Recreations facilities and much more! Don't miss this extraordinary opportunity to experience unparalleled luxury and comfort in one of Calgary's most desirable communities.

Pictures are from the another house with similar floor plan.

Built in 2024

Essential Information

MLS® #	A2143311
Price	\$769,000
Sold Price	\$775,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,156
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	188 Saddlelake Manor Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2L5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Electric Stove, Microwave, Microwave Hood Fan, Range Hood, Refrigerator
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Decorative, Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

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

Additional Information

Date Listed	June 21st, 2024
Date Sold	July 4th, 2024
Days on Market	13
Zoning	R-2M
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
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