

# \$745,000 - 192 Saddlelake Manor Ne, Calgary

MLS® #A2249342

**\$745,000**

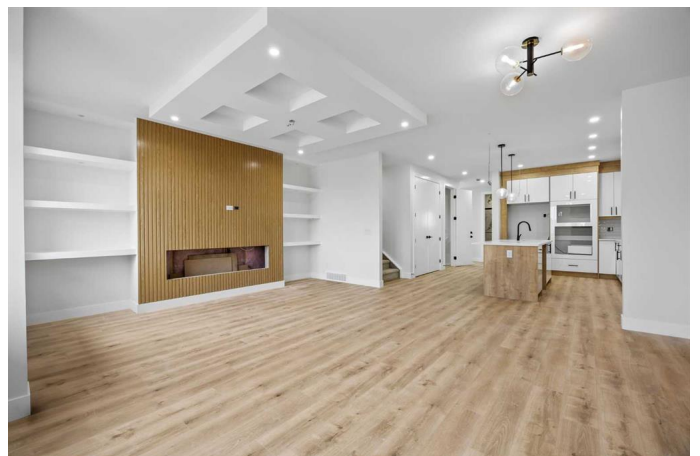
6 Bedroom, 4.00 Bathroom, 2,125 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this stunning semi-detached home in the desirable community of Saddle Ridge, offering over 3,000 sq ft of living space including a legal 2-bedroom basement suite!

This beautifully upgraded home is packed with thoughtful details throughout, featuring 9 ft ceilings on all 3 levels, 8 ft doors, sleek black fixtures and hardware, quartz countertops, full railings, and large windows that flood the home with natural light. The main floor greets you with a spacious living room showcasing a modern built-in electric fireplace and custom shelving, leading into a chef's dream kitchen with full built-in design, stylish two-toned cabinetry, gas cooktop, built-in oven and microwave, chimney hood fan, oversized island, and a pantry with wooden shelving. A full-size bedroom and a 3-piece bathroom with tiled shower add extra versatility on the main floor, along with a mudroom featuring built-in bench, cabinetry, and coat hooks. Upstairs you'll find a bright family room with another electric fireplace and a balcony, two generous bedrooms, a 4-piece bath, convenient laundry room, plus a luxurious primary suite with dual-sink vanity, tiled shower, and custom walk-in closet. The legal secondary suite in the basement is finished to the same high standard, complete with 2 bedrooms, full kitchen, living room, 4-piece bath, and separate laundry—perfect for extended family or rental income. With every closet and pantry fitted with custom wooden shelving, upgraded finishes throughout, and a



rare combination of space and style, this home truly has it all! Ideally located with quick access to Calgary International Airport, major highways, LRT, schools, shopping, recreation, and hospitals—this move-in ready home is an opportunity you don't want to miss!

Built in 2024

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2249342               |
| Price          | \$745,000              |
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,125                  |
| Acres          | 0.07                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 192 Saddlelake Manor Ne |
| Subdivision | Saddle Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J2L5                  |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s), Wired for Sound |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                            |
|-----------------|--------------------------------------------------------------------------------------------|
| Appliances      | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer |
| Heating         | Forced Air, Natural Gas                                                                    |
| Cooling         | None                                                                                       |
| Fireplace       | Yes                                                                                        |
| # of Fireplaces | 2                                                                                          |
| Fireplaces      | Electric                                                                                   |
| Has Basement    | Yes                                                                                        |
| Basement        | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade                                    |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | None                                                          |
| Lot Description   | Back Lane, No Neighbours Behind, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                               |
| Construction      | Vinyl Siding, Wood Frame                                      |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 61                |
| Zoning         | R-2M              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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