

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

MLS® #A2249342

**\$745,000**

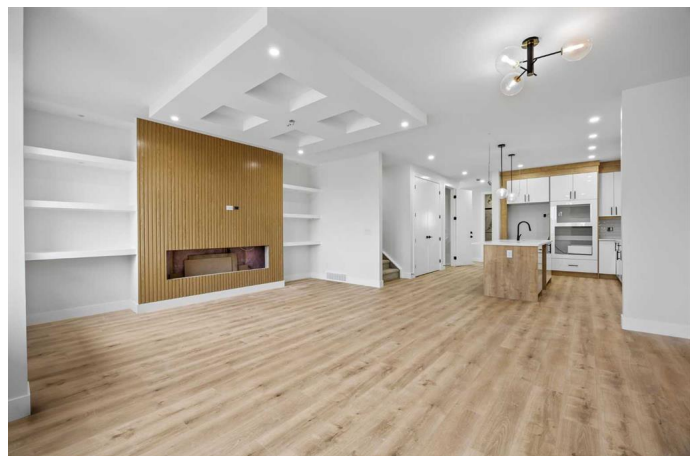
6 Bedroom, 4.00 Bathroom, 2,125 sqft

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, Microwave, Range Hood, Refrigerator, Washer, Gas Cooktop |
| 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, Rectangular Lot, See Remarks, No Neighbours Behind |
| Roof              | Asphalt Shingle                                               |
| Construction      | Vinyl Siding, Wood Frame                                      |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 77                |
| Zoning         | R-2M              |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.