



**160 SADDLELAKE Manor, Calgary T3J 4C2**

MLS®#: **A2179406** Area: **Saddle Ridge** Listing Date: **11/15/24** List Price: **\$769,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2024**  
 Lot Information  
 Lot Sz Ar: **3,510 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Front Yard,No Neighbours Behind,Level,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **2,166**  
 Low Sqft:  
 Ttl Sqft: **2,166**

DOM

**78**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame,Wood Siding**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Vinyl**  
 Sewer: Ext Feat: **Balcony,BBQ gas line** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Electric Cooktop,Electric Range,ENERGY STAR Qualified Appliances,Gas Range,Microwave,Microwave Hood Fan,Oven-Built-In,Refrigerator**  
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Storage,Walk-In Closet(s),Wired for Data**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	5`1" x 8`0"	Bedroom	Main	11`1" x 11`11"
Dining Room	Main	8`6" x 10`9"	Foyer	Main	6`0" x 5`3"
Kitchen	Main	15`5" x 14`0"	Living Room	Main	12`8" x 15`2"
Mud Room	Main	4`3" x 8`4"	Spice Kitchen	Main	10`1" x 4`8"
4pc Bathroom	Second	5`0" x 8`0"	5pc Ensuite bath	Second	8`0" x 9`4"
Bedroom	Second	10`11" x 11`5"	Bedroom	Second	10`11" x 10`0"

**Bonus Room**  
**Bedroom - Primary**  
**4pc Bathroom**  
**Bedroom**  
**Game Room**

**Second**  
**Second**  
**Basement**  
**Basement**  
**Basement**

**9`11" x 18`11"**  
**12`10" x 13`9"**  
**4`11" x 7`11"**  
**9`10" x 13`0"**  
**15`11" x 20`4"**

**Laundry**  
**Walk-In Closet**  
**Bedroom**  
**Kitchen**  
**Storage**

**Second**  
**Second**  
**Basement**  
**Basement**  
**Basement**

**4`6" x 5`10"**  
**8`0" x 6`0"**  
**9`10" x 13`0"**  
**11`6" x 11`5"**  
**5`6" x 9`7"**

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **2211615**

Zoning: **R-2M**

Remarks

Pub Rmks: **Discover Luxury Living in Calgary's Most Sought-After Community! Welcome to this brand-new, beautifully designed two-storey home, thoughtfully crafted to offer elegance and functionality. Boasting 6 spacious bedrooms and 4 full bathrooms, including a main-floor master bedroom with attached bathroom and a 2-bedroom legal suite, this property stands out in its class. Key Features at a Glance: \* Spice Kitchen with a gas stove \*Custom Shower in the master bedroom. \* 8-foot doors throughout the house. \* Painted ceilings in the living room and kitchen. \* Elevated double detached garage with an 8-foot door. \* Concrete sidewalk to the basement is already in place for easy access. Additional Highlights: 9 ft ceilings on all three levels for an open and airy feel. Spacious living areas with feature walls and modern fireplaces. A chef's kitchen with a large island, built-in high-end appliances, and tall cabinets. Bonus room with vaulted ceilings for versatile use. Large backyard, extending over 40 feet, ideal for relaxation and entertainment. Covered porch and balcony. Dual furnaces to ensure optimal comfort and energy efficiency. This home is perfectly situated with easy access to: Calgary International Airport Top-rated schools and major shopping hubs LRT station and major highways Hospitals and recreation facilities Don't miss your chance to own this exceptional home with exclusive features that set it apart from the rest. Schedule your private tour today!**

Inclusions: **None**  
 Property Listed By: **Real Estate Professionals Inc.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











