



THE
A-TEAM

**RE/MAX
FIRST**

148 SADDLELAKE Manor, Calgary T3J 2L4

MLS®#: **A2184626** Area: **Saddle Ridge** Listing Date: **01/09/25** 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: **330 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,No Neighbours Behind,Level,Rectangular Lot,Views**
 Park Feat: **Double Garage Detached**

DOM

0
Layout
 Beds: **6 (4 2)**
 Baths: **4.5 (4 1)**
 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**
 Heating: **High Efficiency,Fireplace(s),Forced Air,Natural Gas** Flooring: **Carpet,Laminate,Tile**
 Sewer: Water Source:
 Ext Feat: **Balcony,Lighting,Playground,Rain Gutters** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Refrigerator,Dishwasher,Disposal,Electric Stove,ENERGY STAR Qualified Appliances,Microwave,Range Hood**
 Int Feat: **Built-in Features,Chandelier,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)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Family Room	Main	14`6" x 18`0"	Dining Room	Main	6`10" x 10`6"
Bedroom	Main	10`1" x 13`8"	4pc Ensuite bath	Main	5`6" x 7`5"
2pc Bathroom	Main	6`5" x 2`6"	Bedroom - Primary	Second	12`10" x 13`9"
5pc Ensuite bath	Second	8`0" x 7`5"	Bedroom	Second	10`11" x 11`4"
Bedroom	Second	10`11" x 10`1"	4pc Bathroom	Second	5`1" x 9`1"
Family Room	Second	10`1" x 17`11"	Walk-In Closet	Second	8`1" x 6`2"

Bedroom
4pc Bathroom
Living Room

Basement
Basement
Basement

10`9" x 13`1"
5`0" x 8`0"
16`6" x 31`9"

Bedroom
Kitchen
Mud Room

Basement
Main
Main

9`2" x 9`8"
15`6" x 14`9"
4`11" x 10`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-2M

2211615

Remarks

Pub Rmks:

BRAND NEW BUILT TWO STOREY * HUGE LOT * 6 BEDROOMS, 4.5 BATHROOMS * MAIN FLOOR MASTER BEDROOM * 2 BEDROOM LEGAL SUITE * HIGH-END DESIGN * DOUBLE DETACHED GARAGE WITH 8 FEET DOOR * 9 FT CEILINGS ON ALL 3 LEVELS *TRIPLEPANE WINDOWS IN MASTER BEDROOMS FOR SOUND BARRIER * 8 FEET DOOR * VAULTED CEILINGS * 9 FEET KITCHEN ISLAND * HIGH-END BUILT-IN APPLIANCES * SPACIOUS BACKYARD * COVERED PORCH AND BALCONY * As you enter this meticulously created dwelling under the 9 ft 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 five, 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 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 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.

Inclusions:
Property Listed By:

**For secondary suite- Refrigerator, Electric stove
Century 21 Bravo Realty**

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











