118 Saddlelake Manor NE

Calgary | Active | MLS® A2349995

$624,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2022**	**1,499.14 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Prep Realty Inc. and Prep Ultra Realty Ltd.

A closer look

Welcome to this brand-new two-storey semi-detached home in the desirable community of Saddle Ridge, now featuring a LEGAL BASEMENT SUITE! This thoughtfully designed home offers excellent functionality for families and added income potential. The main floor features a bright living room, convenient half bath, and a modern kitchen with quartz countertops, soft-close cabinetry, gas cooktop, upgraded built-in appliances and an upgraded backsplash. The adjoining dining area provides a great space for everyday living and entertaining, while a tiled mudroom leads directly to the double attached garage.

Upstairs offers a spacious primary bedroom with a 3-piece ensuite and walk-in closet with built-in MDF shelving, two additional bedrooms, a bonus room and a full bathroom. Convenient upper-floor laundry adds to the functionality.

The legal basement suite provides a separate living space and is an excellent option for extended family or rental income. Additional features include quartz countertops, tile in wet areas, stainless steel appliances, upgraded lighting, pot lights throughout, feature wall, metal spindle railing, chimney hood fan and separate basement entry.

A versatile home offering modern finishes, a legal suite and an attached double garage-perfect for both homeowners and investors. Don’t miss this opportunity in Saddle Ridge!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349995
Bedrooms	4
Bathrooms	4
Year Built	2022
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0

Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,499.14 sq. ft.
Lot Area:	2,195 sq. ft.
Lot Frontage:	44'10¼"
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2022 (Age: 4)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2011792
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Tile

Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Upper Level
City Quadrant:	Northeast
Community:	Saddle Ridge
Appliances:	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	Call Lister
Main Floor	Dining Room · 10'11" × 7'4" ·
Main Floor	Kitchen · 13'9" × 11'11" ·
Main Floor	Living Room · 13' × 11'9" ·
2nd Floor	Bedroom · 10' × 9'10" ·
2nd Floor	Bedroom · 9'2" × 8'8" ·
2nd Floor	Bonus Room · 12'4" × 8'8" ·
2nd Floor	Laundry · 5'5" × 4' ·
2nd Floor	Bedroom - Primary · 13'2" × 12'3" ·
Basement	Bedroom · 11'2" × 11' ·
Basement	Kitchen · 10'9" × 10'3" ·
Basement	Living Room · 14'2" × 12'7" ·
Basement	Furnace/Utility Room · 10'4" × 7'7" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	See Remarks, Separate Entrance
Exterior Features:	Other, Private Entrance
Patio And Porch Features:	None
Lot Features:	Back Lane, Corner Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-2M
Listed Date:	Oct 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/118-saddlelake-manor-ne-calgary-a2349995/

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