



GRASSROOTS
REALTY GROUP

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118 Saddlelake Manor NE
Calgary, Alberta

MLS # A2349995



\$624,900

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,499 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: N/A

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!