

\$489,000 - 653 Savanna Boulevard Ne, Calgary

MLS® #A2081744

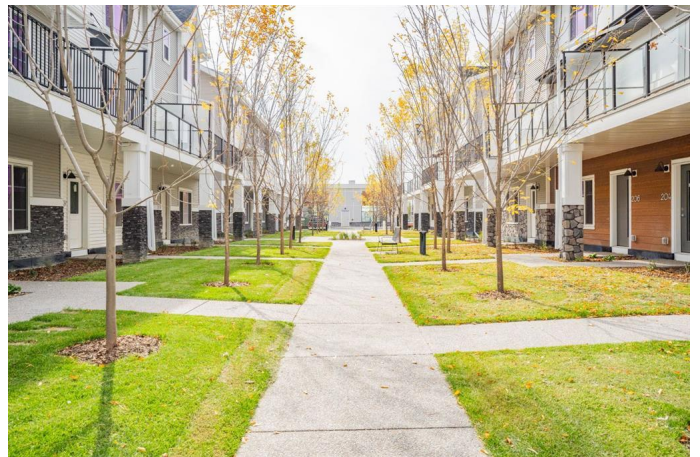
\$489,000

4 Bedroom, 3.00 Bathroom, 1,500 sqft

Residential on 0.01 Acres

Saddle Ridge, Calgary, Alberta

WOW! Step into your future residence in the tranquil neighborhood of Savanna. This captivating 4-bedroom, 2.5 bath townhouse offers contemporary charm and practicality and backing onto the picturesque treed walking path. Across three expansive 3 levels, this residence has been meticulously crafted to fulfill your every aspiration. Upon entry, an open-concept arrangement bathes in natural light, setting a welcoming ambiance. Luxury vinyl plank flooring offers a blend of warmth and modernity. The lower floor features a versatile bedroom, ideal for hosting guests, establishing a home office, or creating a cozy den. Create culinary masterpieces in the gourmet kitchen, adorned with glistening quartz countertops, providing ample workspace. Top-tier stainless steel appliances ensure efficiency in every culinary endeavor. The dining area offer ample seating space and the bright living room is perfect for entertaining. A 2pc guest bath offer extra convenience. Ascend to the upper third level to discover a sanctuary comprising three generous bedrooms. The master suite is complete with abundant closet space and a spa-inspired 4pc ensuite. The additional two bedrooms offer adaptability, space, and comfort for family members. For added comfort all bedrooms have easy access to a 4pc bathroom and upstairs laundry. For year-round vehicle protection, there's a double garage, while professionally landscaped exteriors enhance the property's allure, ideal



for summertime gatherings or tranquil evening retreats on the balcony. This residence boasts proximity to local amenities, parks, schools, and transit routes. Immerse yourself in the grandeur of this remarkable townhouse and transform your dream of opulent living into a reality. Complete is the full Alberta new home warranty this home offers piece of mind for years to come. Book your showing today before it's gone!

Built in 2023

Essential Information

MLS® #	A2081744
Price	\$489,000
Sold Price	\$480,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,500
Acres	0.01
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	653 Savanna Boulevard Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J4B6

Amenities

Amenities	None
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Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Rear

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Private Entrance
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2023
Date Sold	November 8th, 2023
Days on Market	50
Zoning	M-X1
HOA Fees	0.00

Listing Details

Listing Office	2% REALTY
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