

\$499,800 - 101, 681 Savanna Boulevard Ne, Calgary

MLS® #A2108663

\$499,800

4 Bedroom, 3.00 Bathroom, 1,568 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

BRAND NEW TOWNHOME ~ CORNER UNIT ~ 4 BEDROOMS ~ UPSTAIRS LAUNDRY ~ DOUBLE ATTACHED GARAGE. Welcome to this elegant, new build townhouse. This modern design allows for living at unbeatable location within the vibrant Savanna community in Saddle Ridge. The residence provides you with an open concept living space and features not one but two balconies so you can enjoy view from the west and east. The entrance located at ground level introduces a bedroom that can easily be converted to an office space if needed along with a double attached garage for convenient parking. The main floor seamlessly blends style and practicality with ample natural light cascading through large windows and additional pot lights illuminating the space. This unit boasts contemporary light fixtures throughout, roller shade blinds, luxurious vinyl plank flooring, a neutral color scheme, and upscale finishes enhance the allure. Enjoy relaxing in the inviting living room or step onto the adjacent balcony for tranquil mornings. The stunning kitchen inspires culinary delights, boasting quartz countertops, stainless steel appliances, full-height cabinetry, a timeless tile backsplash, and both a center island with eating bar for abundant prep space or a space to enjoy a quick bite to eat. The dining room offers ample room for entertaining, complemented by a convenient powder room. Upstairs, the primary suite creates an indulgent retreat with a high coffered ceiling,



oversized window, spacious walk-in closet, and a private ensuite. Two additional bright and roomy bedrooms share a modern 4-piece main bathroom. Upstairs Laundry facilities add further convenience. Nestled in the northeast community of Saddle Ridge, Savanna embodies smart growth principles, offering accessibility and a wealth of amenities, the home is location near extensive pathways, parks, and playgrounds within the community enriches the lifestyle. The Savanna Bazaar, a commercial hub, offers live-work-play opportunities, while schools, shops, and recreational facilities in Saddle Ridge are minutes away. Access to the rest of Calgary is effortless via major roads such as Metis Trail, Airport Trail, and the LRT when it's time to explore beyond the neighbourhood

Built in 2024

Essential Information

MLS® #	A2108663
Price	\$499,800
Sold Price	\$505,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,568
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	101, 681 Savanna Boulevard Ne
Subdivision	Saddle Ridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5P6

Amenities

Amenities	Park, Parking, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Insulated, Secured

Interior

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

Exterior

Exterior Features	Balcony
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Stone
Foundation	Poured Concrete

Additional Information

Date Listed	February 19th, 2024
Date Sold	March 8th, 2024
Days on Market	18
Zoning	M-X2 d111
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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