

\$619,900 - 459 Savanna Boulevard Ne, Calgary

MLS® #A2115342

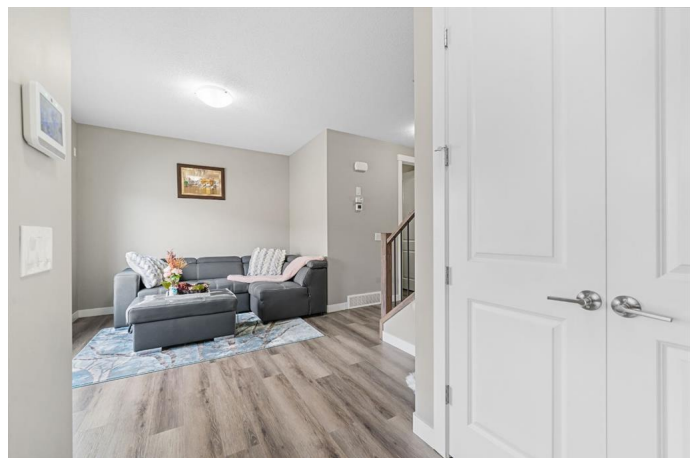
\$619,900

3 Bedroom, 3.00 Bathroom, 1,620 sqft

Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

3-Bedrooms | 2.5-Bathrooms | Semi-Detached | 1620 SqFt | Quartz Countertops | Full Height Cabinets | Pantry | Pot Lighting | Open Floor Plan | High Ceilings | Wide Plank Flooring | Large Windows | Upper Level Laundry Room | Side Entry to Basement | Backyard | Rear Parking | Alley Access. Welcome home to 459 Savanna Blvd, a beautifully designed 2-storey semi-detached home with 1620 SqFt throughout the main and upper levels with an additional 813 SqFt in the unfinished basement. Open the front door to a foyer with closet storage and views into the living room. The living room is bright with natural light through the North facing windows. Past the central 2pc bathroom is the open floor plan kitchen, dining and family room. The kitchen is finished with quartz countertops, full height cabinets, modern backsplash, a corner pantry and a large centre island with barstool seating. With the kitchen, breakfast and dining being an open floor plan, this is the perfect home for entertaining friends and family! The door at the rear of the home leads to the deck and backyard! Nestled beside this door is closet storage! Head upstairs to the comfortable upper level with 3 bedrooms, 2 bathrooms and a laundry room. The primary bedroom has a walk-in closet and private 4pc ensuite bathroom with dual vanities and a walk-in shower. Bedrooms 2 & 3 are both a great size, these share the main 4pc bathroom with a tub/shower combo. The laundry room on the upper level is a home owner's delight; located



near all the bedrooms, this makes laundry easy! Downstairs the unfinished basement has a separate side entrance and roughed in plumbing making it easily transformed to fit your family's needs. Outside is a great backyard to enjoy in the warm summer months! The rear parking with alley access allows for 2 cars on the gravel pad, street parking is readily available at the front of the home! Hurry and book your showing at this incredible home today!

Built in 2019

Essential Information

MLS® #	A2115342
Price	\$619,900
Sold Price	\$610,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,620
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	459 Savanna Boulevard Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0X2

Amenities

Parking Spaces	3
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Parking	Alley Access, Off Street, On Street
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Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Back Lane, Lawn, Interior Lot, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Asphalt, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2024
Date Sold	April 4th, 2024
Days on Market	15
Zoning	R-2M
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Crown
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