

# \$649,999 - 491 Savanna Boulevard Ne, Calgary

MLS® #A2125495

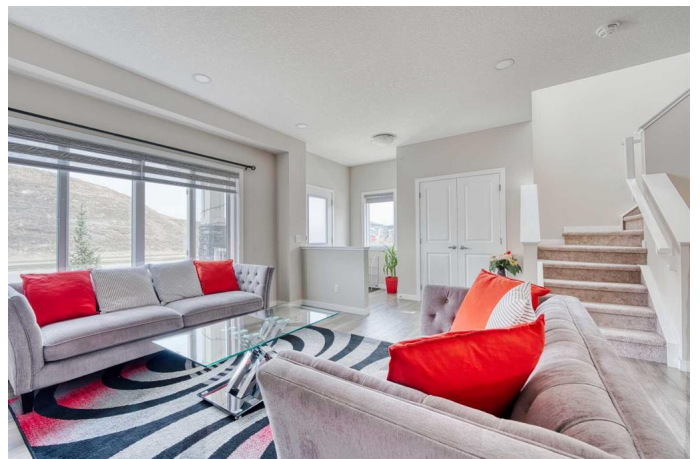
**\$649,999**

3 Bedroom, 3.00 Bathroom, 1,590 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Open House, Saturday and Sunday (12-3pm). Welcome to your ideal family home! This stunning 3-bedroom, 2.5-bathroom house with a den on the main floor is designed with your family's comfort in mind. With spacious room sizes and walk-in closets in every bedroom, there's plenty of storage space for everyone. The layout of the house is perfect for families, featuring a spacious living area, a well-sized dining area, and a kitchen on the main floor. You'll love the abundance of natural light that floods the house, thanks to the triple-pane windows, keeping your home bright and inviting all year round. The south-facing backyard is a true oasis, complete with a deck where you can enjoy summer barbecues while the kids play in the fenced yard. And during the winter months, the double detached garage will be a lifesaver. Situated on a corner lot, there's ample guest parking available for when you're hosting gatherings or parties. The kitchen is a chef's dream, fully upgraded with built-in appliances, ceiling-height cabinets, a pantry, and an island, making meal preparation a breeze. The den on the main floor is perfect for use as a home office or study. With an unfinished basement, the possibilities are endless. Create the space of your dreams and make this house your forever home!



Built in 2019

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2125495    |
| Price          | \$649,999   |
| Sold Price     | \$665,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,590       |
| Acres          | 0.08        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 491 Savanna Boulevard Ne |
| Subdivision | Saddle Ridge             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3J 0X2                  |

## Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Parking Spaces | 2                                                       |
| Parking        | Alley Access, Double Garage Detached, Garage Faces Rear |

## Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)     |
| Appliances        | Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                             |
| Cooling           | None                                                                                                   |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Unfinished                                                                                       |

**Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Barbecue, Playground  |
| Lot Description   | Back Lane, Corner Lot |
| Roof              | Asphalt Shingle       |
| Construction      | Vinyl Siding          |
| Foundation        | Poured Concrete       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2024 |
| Date Sold      | May 8th, 2024    |
| Days on Market | 13               |
| Zoning         | R-2M             |
| HOA Fees       | 0.00             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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