

\$629,900 - 8947 46 Street Ne, Calgary

MLS® #A2130974

\$629,900

3 Bedroom, 4.00 Bathroom, 1,613 sqft

Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

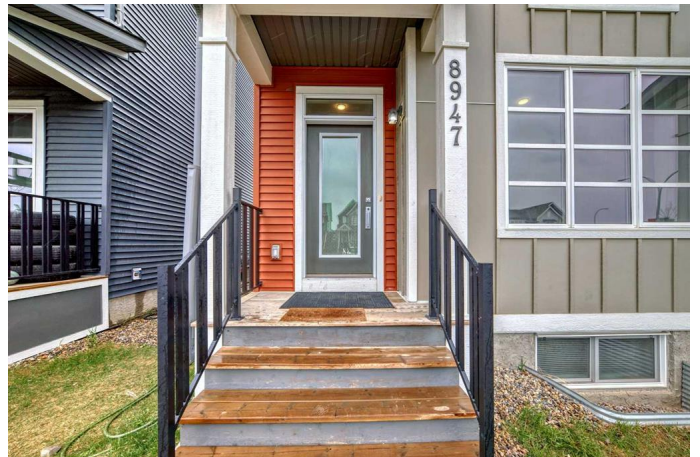
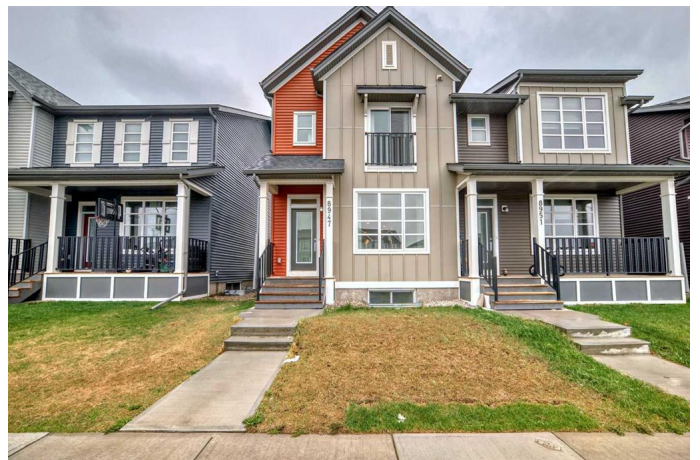
Welcome to the luxurious Two-Storey Half Duplex in the prestigious community of Savanna Calgary. Introducing you to this exceptional property that seamlessly blends contemporary design with functional elegance.

Step into this stunning home and be greeted by an expansive open-concept layout that is perfect for both entertaining and everyday living. The main floor boasts sleek finishes, including high-quality flooring and designer fixtures, creating an ambiance of sophistication and style.

The heart of the home is the gourmet kitchen, which features top-of-the-line stainless steel appliances, quartz countertops, and ample cabinet space. Whether you're hosting a dinner party or enjoying a quiet meal with family, this kitchen is sure to impress even the most discerning chef.

Upstairs, you'll find not one, but two luxurious master bedrooms, each complete with its own ensuite bathroom. Plus, there's an additional den that can easily be converted into a third bedroom or used as a home office, providing flexibility to suit your lifestyle.

Convenience is key with upstairs laundry facilities, making chores a breeze. And with a fully developed basement, there's plenty of additional space for a media room, home gym, or whatever your heart desires. Basement also



includes an additional bedroom with walk in closet and 4pc bathroom.

The main floor office offers the perfect space for those who work from home or need a quiet place to focus, while the side entrance provides potential for future development and adds to the home's overall value.

Outside, you'll appreciate the parking pad for a future garage, providing added convenience. Also a deck for enjoying beautiful Calgary weather.

Located in the sought-after community of Savanna Calgary, this property offers easy access to schools, parks, shopping, and more, making it the perfect place to call home for families and professionals alike.

Don't miss your chance to own this exceptional property. Schedule a private showing and experience luxury living at its finest in Savanna Calgary.

Built in 2019

Essential Information

MLS® #	A2130974
Price	\$629,900
Sold Price	\$637,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,613
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side

Status	Sold
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Community Information

Address	8947 46 Street Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J0X6

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	May 29th, 2024
Days on Market	19
Zoning	R-2M
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
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