

\$679,999 - 40 Savanna Lane Ne, Calgary

MLS® #A2151801

\$679,999

4 Bedroom, 4.00 Bathroom, 1,618 sqft

Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

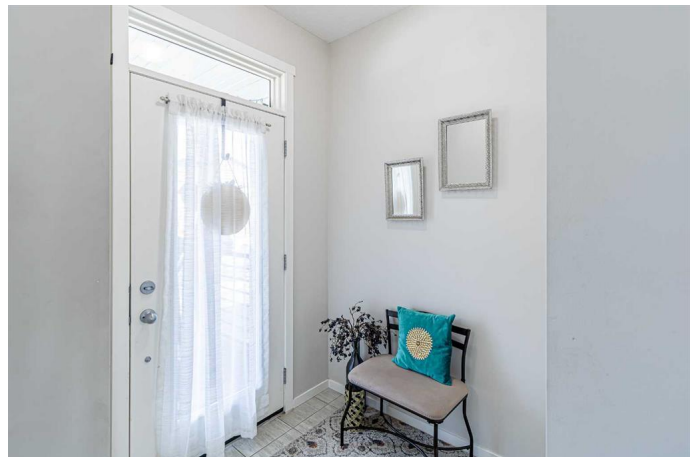
This beautiful property offers a comfortable, spacious and modern living space that is perfect for families. The main floor features a spacious living room, dining room, kitchen, and 2-piece washroom. The main floor also features office space that can also be used as a bedroom, featuring large windows that fill the room with natural light. Upstairs, the sizable master bedroom is accompanied by an ensuite and walk-in closet. Two more bedrooms, a full bathroom, and a laundry room complete the upper level. There is also a Separate side entrance to the finished basement offering many possibilities. Residents will appreciate the convenient access to schools, playgrounds, shopping, restaurants, grocery stores, transportation, LRT, Hospital, Genesis Centre, and much more. Metis Trail, Stoney Trail, McKnight Blvd, and Deerfoot Trail provide easy access to the surrounding area. It is an ideal place for a growing family to call home. The Buyer has to accept old RPR, seller installed fence but not updated on RPR, and new roof and siding installed also. The Basement is rented out \$1100 on monthly basis.

Built in 2017

Essential Information

MLS® # A2151801

Price \$679,999



Sold Price	\$696,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,618
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	40 Savanna Lane Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J0X5

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
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Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2024
Date Sold	August 8th, 2024
Days on Market	14
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	Insta Realty
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