

\$769,999 - 215 Savanna Boulevard Ne, Calgary

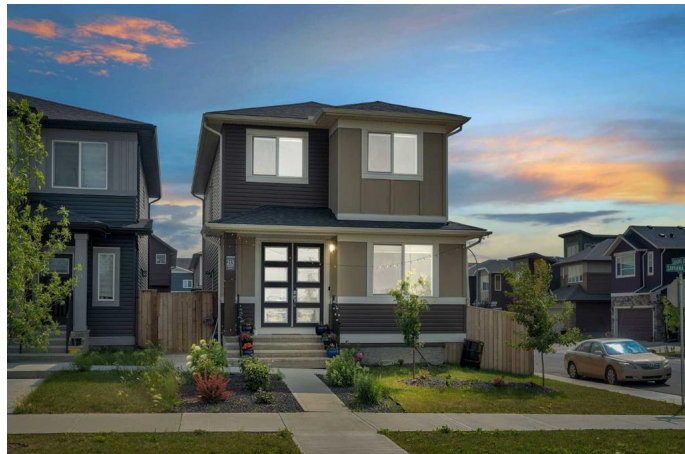
MLS® #A2155158

\$769,999

5 Bedroom, 4.00 Bathroom, 1,847 sqft
Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

Discover your dream home in Savanna with this stunning 2-storey residence, perfectly designed for modern living and investment potential. This beautifully upgraded home features an array of high-end enhancements throughout. All floors boast 9-foot ceilings, including the basement, which creates an open and airy atmosphere. The property is equipped with larger windows, allowing for abundant natural light and enhanced views. There are five ceiling fans installed to ensure optimal comfort in every room. Each bathroom has been upgraded with modern fixtures and finishes, including a luxurious master bedroom shower. The home also includes stylish upgraded railings, adding a touch of elegance to the overall design. The main floor welcomes you with an inviting office area, a sleek 4-piece bathroom, and a beautifully appointed kitchen featuring dark cabinetry, light countertops, upgraded stainless steel appliances, and a butler's pantry with an additional stove and sink. The open floor plan seamlessly connects the kitchen to the elegant dining room and spacious living room, all bathed in natural light from large windows. Upstairs, you'll find two generously sized bedrooms with a shared 4-piece bathroom, a convenient laundry room, and a master suite boasting a luxurious 5-piece ensuite and walk-in closet. The fully finished basement, accessible through a separate entrance, includes two bedrooms, a 4-piece bathroom, a kitchen, a recreation/living room, and a laundry/utility room — ideal for a



rental unit or extended family living. Outside, enjoy the beautifully landscaped front yard on a prime corner lot. The expansive parking pad at the back accommodates two RVs, and the backyard offers a blank canvas for your personal touch and creative design. This exceptional home is perfect for multi-generational living or as a lucrative investment opportunity. Don't miss the chance to own this incredible property – it's the perfect blend of style, functionality, and versatility!

Built in 2020

Essential Information

MLS® #	A2155158
Price	\$769,999
Sold Price	\$765,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,847
Acres	0.09
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	215 Savanna Boulevard Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2E6

Amenities

Parking Spaces	2
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Parking	Alley Access, Off Street, Outside, Parking Pad, Paved, RV Access/Parking
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Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Gas Stove, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Gentle Sloping, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2024
Date Sold	September 7th, 2024
Days on Market	32
Zoning	R-2M
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage METRO
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