

# \$650,000 - 136 Savanna Passage Ne, Calgary

MLS® #A2156818

## \$650,000

4 Bedroom, 4.00 Bathroom, 1,456 sqft

Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

This stunning 2022-built detached home in the highly desirable Savanna community is a must-see. Boasting over 2,000 sqft of beautifully designed living space, this residence seamlessly combines modern luxury with functionality. The main level of this home features three generously sized bedrooms and three well-appointed bathrooms, ensuring both comfort and convenience for the whole family. With 9-foot ceilings enhancing the sense of space, the open-concept layout highlights a contemporary kitchen, complete with sleek finishes, a spacious island, and high-end appliances. Whether for daily use or entertaining guests, this kitchen is a culinary delight. The bright and airy living and dining areas benefit from large windows that fill the space with natural light. The fully finished basement includes a legal basement suite, offering versatility as an additional income opportunity or a private retreat for family or visitors. This legal basement suite mirrors the main level's high standards, featuring its own modern kitchen, living area, and bedroom. Notably, the legal basement suite has been upgraded with two additional windows, providing extra natural light and a more inviting atmosphere. Located in the vibrant Savanna community, this home is ideally situated near local amenities, schools, and parks, making it perfect for family living. With its impressive size, modern features, and income potential, this property is a rare find. Don't miss the opportunity to own this exceptional home.



Contact us today to arrange a viewing and discover all the benefits it has to offer!

Built in 2022

### Essential Information

MLS® #	A2156818
Price	\$650,000
Sold Price	\$655,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,456
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	136 Savanna Passage Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2J8

### Amenities

Parking Spaces	2
Parking	Off Street, Additional Parking, Alley Access, On Street, Unpaved

### Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s), Breakfast Bar, Chandelier
Appliances	Dishwasher, Microwave, Refrigerator, Electric Oven
Heating	Central
Cooling	None

Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

**Exterior**

Exterior Features	None, Other
Lot Description	Back Lane
Roof	Asphalt
Construction	Aluminum Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 15th, 2024
Date Sold	September 26th, 2024
Days on Market	42
Zoning	R-G
HOA Fees	0.00

**Listing Details**

Listing Office	eXp Realty
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