

# **\$859,900 - 45 Savanna Alley Ne, Calgary**

MLS® #A2161737

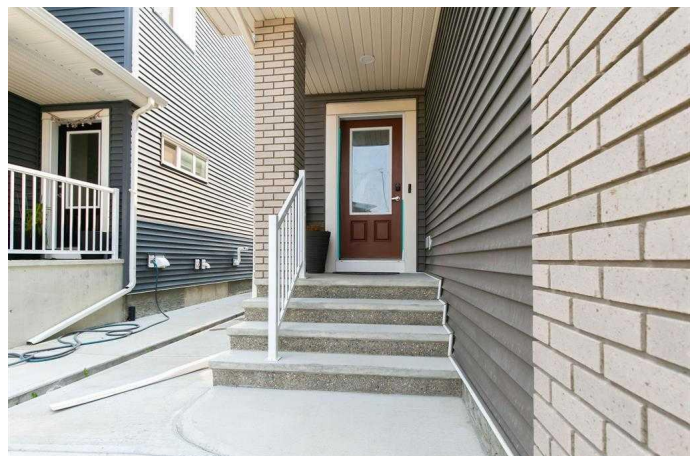
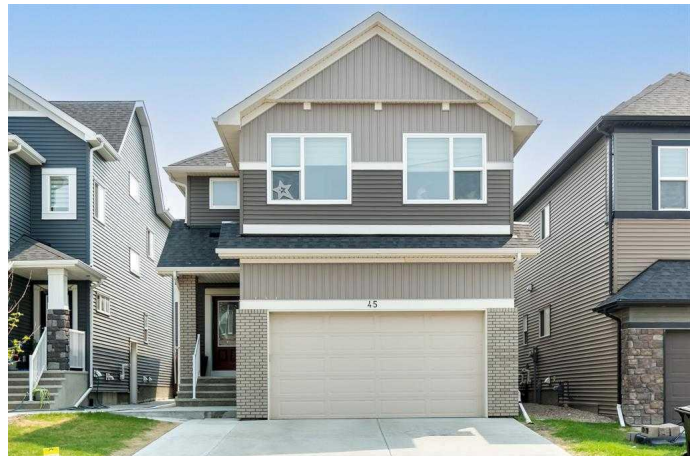
**\$859,900**

6 Bedroom, 4.00 Bathroom, 2,308 sqft

Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

4 BEDROOM FRONT GARAGE HOME WITH 2 BED LEGAL BASEMENT SUITE on a CONVENTIONAL LOT. Welcome to the beautiful FRESHLY PAINTED family home in the wonderful community of Savanna in Saddle Ridge! Easy access to Metis Trail, Stoney Trail, Calgary International Airport, shopping, schools and playgrounds makes this community the most desirable one. The OPEN CONCEPT of this home welcomes you to the spacious front foyer, mudroom, a powder room and a den/office on the main floor. Make your way to the upgraded kitchen with high end STAINLESS STEEL APPLIANCES, quartz counter top, CHIMNEY HOOD FAN and a SPICE KITCHEN with GAS COOKTOP for all those cooking adventures. Finally, the spacious living room and dining room backing onto the back lawn completes this floor. Upstairs, you will find good size 4 BEDROOMS, family size bonus room and laundry room for convenience. The primary bedroom features ensuite w/soaker tub, standing shower and his/her sinks. The separate entrance to the 2 BEDROOM LEGAL BASEMENT suite with 9' ceiling, living room, separate furnace, separate laundry is a hassle free revenue generator for the new owner. The extended driveway that can easily accomodate 3 cars and the fenced and landscaped backyard with low deck, RAISED FLOWER BEDS and a good size shed for your storage is another wonderful feature of this home. The garage also features additional space for all



your storage requirements. COME and VIEW  
THIS PROPERTY TODAY!

Built in 2018

### Essential Information

MLS® #	A2161737
Price	\$859,900
Sold Price	\$843,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,308
Acres	0.09
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	45 Savanna Alley Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0Y7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	No Smoking Home, Bidet, Central Vacuum, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings, Dryer, Gas Cooktop, Microwave, Range Hood, Washer
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

**Exterior**

Exterior Features	Private Yard, Barbecue, Private Entrance, Storage
Lot Description	City Lot, Cleared, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 30th, 2024
Date Sold	October 25th, 2024
Days on Market	56
Zoning	R-1N
HOA Fees	0.00

**Listing Details**

Listing Office	MaxWell Central
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