

\$639,900 - 10 Savanna Rise Ne, Calgary

MLS® #A2161827

\$639,900

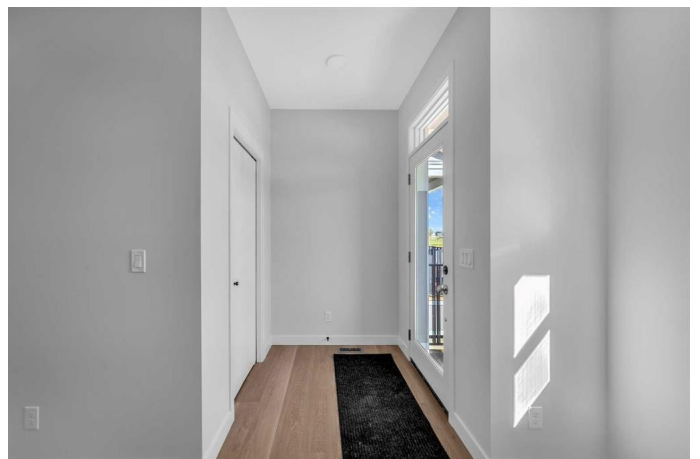
3 Bedroom, 3.00 Bathroom, 1,606 sqft

Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

BRAND NEW | ACROSS PARK | SEPERATE
ENTRANCE | DECK | FRONT PORCH |
HIGH-AMENITY NEIGHBORHOOD |

Welcome to 10 Savanna Rise, situated across the PARK and a few steps from the future school site and loaded with tons of upgrades including but not limited to a Front Porch, Big Living Room, Over-size Island, Dual-Tone Kitchen Cabinets, Quartz countertop, Black and Gold Finishing, Gold Lighting Package, Wide Staircase, Deck, Bonus Room. Situated in the vibrant community of Savanna, Step inside to discover a beautifully designed open floor plan that features a spacious living room with pot lights and a dining area, ideal for family gatherings and entertaining guests plus an Office/Pooja Room with a window. The modern kitchen is a chef's dream, complete with Quartz countertops and an oversized island a convenient pantry, top-of-the-line stainless steel appliances, a glass chimney hood fan, and dual-tone huge cabinets perfect for all your culinary creations. Additionally, this level offers Golden lighting and handles, and big windows for sunlight. The main level also includes a convenient two-piece bathroom and a practical mudroom, adding to your daily comfort and functionality. Head upstairs with a wide staircase, to find the spacious bonus room with extra pot lights and three well-sized bedrooms, each thoughtfully designed to accommodate your needs. The primary bedroom is a private retreat, boasting



a luxurious 3-piece ensuite bathroom with a standing shower and a generous walk-in closet, providing ample space for your wardrobe and accessories and room gives and beautiful view of the park. The two additional bedrooms are comfortably sized, making them perfect for family members, guests, or a home office. Plus, the convenience of a 3-piece bath on this floor ensures easy access for all occupants Plus dedicated laundry area on this floor further adds to the convenience of daily living.

Additionally, the basement features a separate entrance, 2 windows, Plumbing rough-in, and a 9' height providing potential for a suite(Subject to City Approval). 10' * 10 ' DECK for your outdoor fun. The gravel Pad for parking, grading, and front landscaping will be done by the builder. Excellent location within walking distance to the nearby shopping complex, parks, playgrounds, future school site, and Bus stop. Suitable for First-time home buyers and Investors.

Built in 2024

Essential Information

MLS® #	A2161827
Price	\$639,900
Sold Price	\$635,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,606
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	10 Savanna Rise Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5P3

Amenities

Parking Spaces	2
Parking	Off Street, Secured

Interior

Interior Features	Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 30th, 2024
Date Sold	September 13th, 2024
Days on Market	14
Zoning	R-GM
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.