

\$649,900 - 255 Savanna Boulevard Ne, Calgary

MLS® #A2167561

\$649,900

4 Bedroom, 3.00 Bathroom, 1,581 sqft

Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

Welcome to 255 Savanna Blvd, a beautifully designed 2-storey semi-detached home offering 1580 sq ft. This home stands out with 9 ft ceilings on every level, creating a spacious and open feel throughout.

As you enter, you'll be welcomed into a foyer with closet storage and views into the bright living room, illuminated by natural light from north-facing windows. The main floor includes a bedroom, perfect for guests or multi-generational living, along with a full 3-piece bathroom featuring a shower for added convenience.

Beyond the central bathroom, the open-concept kitchen, dining, and family room await. The kitchen is a chef's dream, showcasing an extended layout with quartz countertops, soft-close cabinets and drawers, full-height cabinets, a gas burner range, and a modern backsplash. The large center island includes a single basin sink with an in-sink garbage disposal and soap dispenser, along with barstool seating. The seamless flow between the kitchen, dining, and family room makes it ideal for hosting family and friends.

A door at the rear leads to a Patio and a fully fenced backyard, complete with a BBQ natural gas line, concrete work along the side and back of the house..

Upstairs, the home offers 3 bedrooms, 2



bathrooms, and a laundry room. The primary bedroom features a walk-in closet and a luxurious 4-piece ensuite with dual sinks, a walk-in shower and faucets, and a good sized window for natural light. Bedrooms 2 and 3 are spacious and share a 4-piece bathroom with a tub/shower combo. Both main and upper level also feature upgraded lighting and premium flooring throughout.

The unfinished basement is ready for your personal touch, with a separate side entrance and roughed-in plumbing offering endless possibilities.

Outside, parking includes space for 2 cars in the Detached Garage with alley access, plus additional street parking at the front of the home.

Located close to SAVANNA MARKET PLAZA , shopping, schools, restaurants, and the LRT, this home offers both style and convenience

Built in 2020

Essential Information

MLS® #	A2167561
Price	\$649,900
Sold Price	\$641,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,581
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	255 Savanna Boulevard Ne
Subdivision	Saddle Ridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2E6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

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

Additional Information

Date Listed	September 20th, 2024
Date Sold	October 22nd, 2024
Days on Market	32
Zoning	R-2M
HOA Fees	0.00

Listing Details

Listing Office	Executive Real Estate Services
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