\$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'II 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.

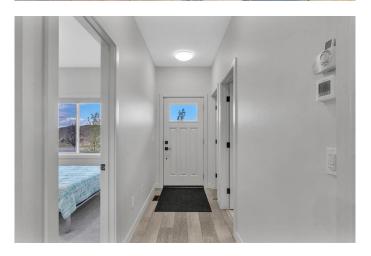
Beyond the central bathroom, the open-concept kitchen, dining, and family room await. The kitchen is a chef's dream, showcasing an extended layout with quartz countertops, soft-close cabinets and drawers, full-height cabinets, a gas burner range, and a modern backsplash. The large center island includes a single basin sink with an in-sink garburator 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)

Garage Control(s), **Appliances** Dishwasher, Dryer, Gas Stove, Microwave,

Refrigerator, Washer, Window Coverings

Heating Central Cooling None Fireplace Yes # of Fireplaces 1

Electric **Fireplaces**

Has Basement Yes

Basement Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features Private Entrance

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle Wood Frame Construction

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

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