

\$639,900 - 66 Savanna Rise Ne, Calgary

MLS® #A2175715

\$639,900

3 Bedroom, 3.00 Bathroom, 1,614 sqft
Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

| BRAND NEW | NEVER LIVED IN| HIGH AMENITY NEIGHBOURHOOD | SEPERATE SIDE ENTRANCE | DOUBLE DETACHED GARAGE . Be the first to enjoy this stunning, brand-new duplex, built in 2024! Situated in the vibrant community of Savanna Saddle Ridge, this corner unit features 3 bedrooms with a bonus room, 2 and a half washrooms with a double detached garage and a side, separate entrance to the basement combines modern style with everyday comfort, offering you a fresh start in a high-amenity neighborhood. Step inside to discover a beautifully designed open floor plan that features a spacious living room and dining area, ideal for family gatherings and entertaining guests. The contemporary kitchen is a chef's dream, complete with a practical island with quartz countertops, a convenient pantry, and top-of-the-line stainless steel appliances such as Built-In microwave and Chimney Hood Fan and full height cabinets perfect for all your culinary creations. Additionally, this level offers a versatile flex room that you can tailor to your personal preferences—whether it's your dream office, a creative studio, or a cozy retreat. The main level also includes a convenient two-piece bathroom and a practical mudroom, adding to your daily comfort and functionality. Head upstairs to find three well-sized bedrooms, each thoughtfully designed to accommodate your needs. The primary bedroom is a private retreat, boasting a luxurious 4-piece ensuite



bathroom and a generous walk-in closet, providing ample space for your wardrobe and accessories. The two additional bedrooms are comfortably sized, making them perfect for family members, guests, or a home office. Plus, the convenience of a 4-piece bath on this floor ensures easy access for all occupants. Additionally, a dedicated laundry area on this floor further adds to the convenience of daily living. The basement although unfinished, offers separate entrance with two windows , 9 feet ceiling and is a blank canvas awaiting your creative vision. Whether you envision a home theatre, a gym, or a playroom, this space offers endless possibilities for customization to suit your lifestyle. Ideally located close to public transit, shopping centers, schools, and dining options, this home offers easy access to all the amenities you need. Donâ€™t miss the chance to make this brand-new duplex your new home. Schedule a viewing today and experience modern living at its finest!

Built in 2024

Essential Information

MLS® #	A2175715
Price	\$639,900
Sold Price	\$635,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,614
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Sold

Community Information

Address	66 Savanna Rise Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5P3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Range Hood
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	City Lot, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 27th, 2024
Date Sold	November 19th, 2024
Days on Market	23
Zoning	R-Gm
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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