# \$920,000 - 165 Savanna Passage Ne, Calgary

MLS® #A2257794

## \$920,000

7 Bedroom, 4.00 Bathroom, 2,241 sqft Single Family on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Welcome to 165 Savanna Passage NE, a 2023 built stunning fully upgraded two-storey home with a double front-attached garage and over 3000 square feet total finished area. This beautiful property features a total of 7 bedrooms and 4 full bathrooms, including a main floor bedroom with a full bath, perfect for guests or multigenerational living. The chef-inspired kitchen includes a spacious central island with granite countertops, stainless steel appliances, and an electric range, while the fully equipped spice kitchen offers a gas range and extra prep space. The upper floor boasts 4 bedrooms, 2 bathrooms, a vaulted ceiling bonus room, and convenient upper-level laundry. The fully developed legal basement suite comes complete with 2 bedrooms, a 3-piece bathroom, a separate entrance, and its own dedicated furnace, ideal for rental income or extended family. Additional upgrades include 9-foot ceilings on both the main floor and basement, central A/C, a water softener, and low-maintenance landscaping featuring rock, stone, and concrete (no grass). Located in Savanna, a family-friendly neighbourhood close to schools, playgrounds, parks, shopping centres, restaurants, grocery stores, and transit, this move-in-ready home is under builder warranty and available for immediate possession. A rare opportunity to own a modern, income-generating property in one of NE Calgary's most desirable communities. Call to book your private showing today!







#### Built in 2023

### **Essential Information**

Listing # A2257794
Price \$920,000

Bedrooms 7
Bathrooms 4.00
Square Footage 2,241
Acres 0.07
Year Built 2023

Type Single Family

Sub-Type Freehold

# **Community Information**

Address 165 Savanna Passage Ne

Subdivision Saddle Ridge

City Calgary
Province Alberta
Postal Code T3J2J7

### **Amenities**

Amenities Park, Playground, Schools, Shopping

Features See remarks, No Animal Home, No Smoking Home

Parking Spaces 4

Parking Attached Garage, Street

# of Garages 2

### Interior

Appliances Refrigerator, Range - Gas, Range - Electric, Dishwasher, Microwave,

Hood Fan, Washer/Dryer Stack-Up

Heating Natural gas Forced air, Other, See remarks

Cooling Central air conditioning

# of Stories 2

Basement Separate entrance, Walk-up

#### **Exterior**

Exterior Vinyl siding

Construction Wood frame

Foundation Poured Concrete

# **Listing Details**

Listing Office URBAN-REALTY.ca





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