\$669,900 - 34 Savanna Rise Ne, Calgary

MLS® #A2208017

\$669,900

4 Bedroom, 4.00 Bathroom, 1,395 sqft Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

LEGAL SUITE | FACES GREEN SPACE AND PLAYGROUND | OPEN CONCEPT | 4 BED + DEN | 3.5 BATH

Welcome to this stunning newly built duplex in the highly sought-after Savanna, Saddleridge community! Ideally located facing open space and a playground with views, this home offers a family-friendly environment. With a legal basement suite, it's the perfect mortgage helper or additional space for extended family.

Step inside to a thoughtfully designed layout featuring a dedicated mudroom with closet storage. The spacious living room is bathed in natural light, creating a warm and inviting space. A den/home office is conveniently tucked awayâ€"perfect for those who work remotely. The dining area is ideal for entertaining guests, while the modern kitchen boasts a stylish island, stainless steel appliances, pantry, and quartz countertops. A 2-piece bathroom adds extra convenience to this level.

Upstairs, you'll find a large family/bonus room, providing additional living space for relaxation or play. A dedicated laundry room makes daily chores a breeze. Two well-sized bedrooms share a modern 4-piece bathroom, while the spacious primary bedroom includes a walk-in closet and a 4-piece ensuite, ensuring a private retreat.







The fully developed basement offers a good-sized recreational room leading to a second kitchen equipped with stainless steel appliances and ample cabinet space. A dedicated laundry room, storage room, and large utility room provide tons of storage. The bedroom features a walk-in closet, and a 4-piece bathroom completes this self-contained legal suite. There are tenants in place until Aug 31. Upstairs is vacant.

This home includes a parking pad in the backyard and plenty of street parking. Nestled in the high-amenity neighborhood of Saddleridge, you're just moments away from playgrounds, schools, retail plazas, Saddletowne LRT station, and more. Plus, with quick access to Stoney Trail and Airport Trail, commuting is effortless. 2 sets of laundry and window blinds are included in the sale.

Don't miss this incredible opportunity to own a modern, versatile home in a prime locationâ€"schedule your showing today!

Built in 2024

Essential Information

MLS® # A2208017 Price \$669,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,395 Acres 0.06

Year Built 2024

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 34 Savanna Rise Ne

Subdivision Saddle Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3J 5P3

Amenities

Parking Spaces 2

Parking On Street, Parking Pad

Interior

Interior Features Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No

Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Vinyl

Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave Hood Fan, Range Hood, Refrigerator,

Stove(s), Washer, Washer/Dryer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features Private Entrance, Private Yard, Rain Gutters

Lot Description Back Lane, Back Yard, City Lot, Low Maintenance Landscape, Street

Lighting, Views

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed April 2nd, 2025

Days on Market 2

Zoning R-Gm

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.