

# \$899,000 - 30 Savanna Gardens Ne, Calgary

MLS® #A2210743

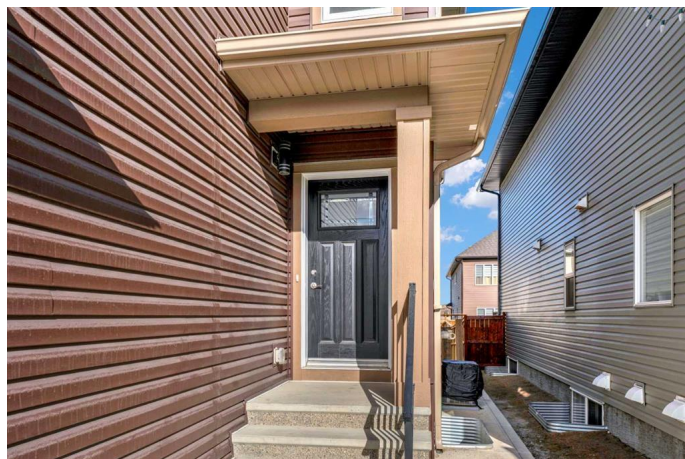
**\$899,000**

6 Bedroom, 5.00 Bathroom, 2,300 sqft  
Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

\*\*\* PRICE REDUCED BY 15000 \*\*\*

CONVENTIONAL LOT | 2 MASTER BEDROOMS | 6 BEDS 4.5 BATHS | AROUND 3000 SQ. FT. LIVING SPACE | AIR CONDITIONER | FULLY UPGRADED | FENCED | EAST BACKYARD | BASEMENT SIDE ENTRY | REAR DECK | NEAR BUS STOP . Seize the exceptional opportunity to own this beautiful DOUBLE ATTACHED GARAGE HOME , a perfect blend of modern elegance and functional design, nestled in the highly sought-after SAVANNA community. \*\* Near the Soccer Playground \*\* Near Shopping Plaza \*\* Welcome to 30 SAVANNA GARDENS NE , a VERY WELL MAINTAINED PROPERTY waiting to be your next home. This 2019 Built House is fully upgraded with KITCHEN CABINETS , UPGRADED APPLIANCES, FLOOR and CARPET. The main floor offers a spacious living room, dining room, kitchen , spice kitchen , flex room and half bathroom. The upper level offers 4 spacious bedrooms and 3 full bathroom and bonus room including 2 Master bedrooms features walk-in closets and ensuite bathrooms . The upper level laundry is tucked into the hall closet to not take away any living space! Downstairs is finished basement has 2 bedrooms,1 bathroom, kitchen and Recreation room with a separate side entry ! Outside, the great backyard has a plenty of room for a dining set. The comfortable rear Deck is a bonus for a cool summer's . Book a showing at this incredible home today!



Built in 2019

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2210743    |
| Price          | \$899,000   |
| Bedrooms       | 6           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,300       |
| Acres          | 0.08        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 30 Savanna Gardens Ne |
| Subdivision | Saddle Ridge          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J0Z1                |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)                                              |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Electric Range, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                    |

|                 |                |
|-----------------|----------------|
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Lighting, Private Entrance, Private Yard                          |
| Lot Description   | Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Brick, Vinyl Siding, Wood Frame                                   |
| Foundation        | Poured Concrete                                                   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 19               |
| Zoning         | R-G              |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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