

# \$766,500 - 316 Savanna Way Ne, Calgary

MLS® #A2202911

**\$766,500**

4 Bedroom, 3.00 Bathroom, 2,279 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

VERY NEAT AND CLEAN 2279 SQ.FT.2 STORY HOUSE IN SHOW-HOME CONDITION. LOADED WITH UPGRADES, LIKE 9' CEILING ON THE MAIN, KNOCK DOWN CEILING, QUARTZ COUNTER TOPS THROUGH OUT, POT LIGHTS IN THE KITCHEN, UPGRADED APPLIANCES. THIS AREA IS MUCH IN DEMAND. CLOSE TO MANY AMENITIES LIKE LAKE WALKS, PLAYGROUNDS, SHOPPING, SCHOOLS, GOBIND SERVER HIGH SCHOOL/GURU NANAK GATE CAMPUS, TRANSPORTATION AND ALL MAJOR ROUTES. HOUSE COMES WITH LIVING ROOM AND FAMILY ROOM ON THE MAIN LEVEL, KITCHEN WITH MANY UPGRADES. UPPER LEVEL COMES WITH 4 BEDROOMS AND BONUS ROOM. MASTER WITH WALK-IN CLOSET AND 5PIECE BATH, VAULTED CEILING IN BONUS ROOM. SOUTH FACING SUNNY BACK YARD WITH DECK. DOUBLE FRONT ATTACHED GARAGE. VERY EASY TO SHOW ANY TIME. VACANT FOR QUICK POSSESSION. GOING BELOW THE ASSESSED VALUE.

Built in 2021

## Essential Information

MLS® # A2202911

Price \$766,500



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,279
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	316 Savanna Way Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3j 2h6

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bathroom Rough-in, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Walk-Up To Grade

### **Exterior**

Exterior Features	Garden, Lighting, Private Entrance
Lot Description	Garden, Landscaped, Lawn, Level

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Shingle Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	34
Zoning	R-G

### **Listing Details**

Listing Office	Royal LePage METRO
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.