# \$1,159,900 - 37 Savanna Grove Ne, Calgary

MLS® #A2233973

## \$1,159,900

8 Bedroom, 6.00 Bathroom, 2,846 sqft Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

Step into a magnificent 8-bedroom masterpiece, crafted to elevate every lifestyle with sophistication and flexibility. This expansive residence is a rare gem, offering a perfect blend of luxury, accessibility, and investment potential.

The upper floor unveils five beautifully designed bedrooms, three featuring private bathrooms for ultimate seclusion and comfort. The main level is thoughtfully tailored for accessibility, boasting a comfortable bedroom, full bathroom, and ramp entryâ€"perfect for those needing ease of movement or a self-sufficient living space. With dedicated laundry facilities on each level, daily tasks become effortless for families or residents.

Unlock exceptional value with a fully legal 2-bedroom lower-level suite, ideal for generating rental income or hosting extended family. Parking is a breeze with space for up to five vehicles, ensuring convenience for all.

Whether you're dreaming of a dynamic family home, a multi-generational sanctuary, or a property with lucrative rental opportunities, this residence delivers unmatched style and versatility. Seize the chance to own a home that redefines modern living!

Built in 2016

#### **Essential Information**





MLS® # A2233973 Price \$1,159,900

Bedrooms 8
Bathrooms 6.00

Full Baths 6

Square Footage 2,846 Acres 0.09 Year Built 2016

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 37 Savanna Grove Ne

Subdivision Saddle Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3J 0V5

#### **Amenities**

Parking Spaces 5

Parking Double Garage Attached, Concrete Driveway

# of Garages 5

#### Interior

Interior Features Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No

Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In

Closet(s), Wet Bar

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

Microwave, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer

Stacked, Window Coverings, Range

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full

### **Exterior**

Exterior Features Garden

Lot Description Back Yard, Backs on to

Landscaped, No Neighbours

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

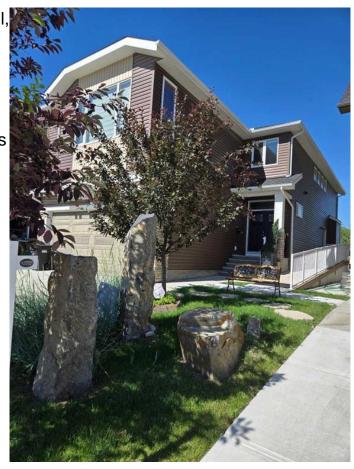
Date Listed June 23rd, 2025

Days on Market 66

Zoning R-G

# **Listing Details**

Listing Office eXp Realty



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.