

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

MLS® #A2208017

**\$669,900**

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

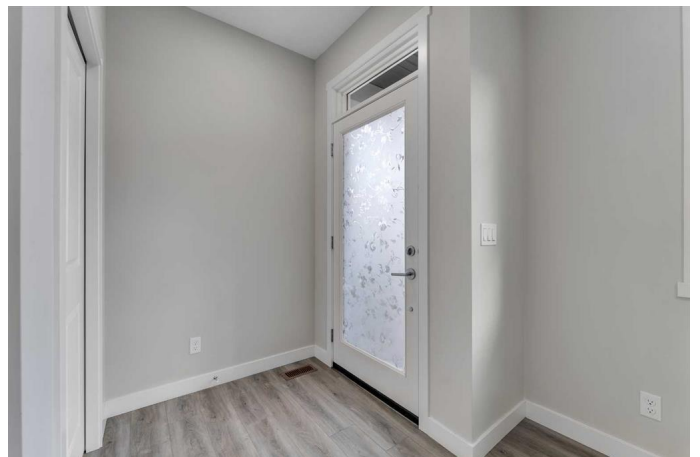
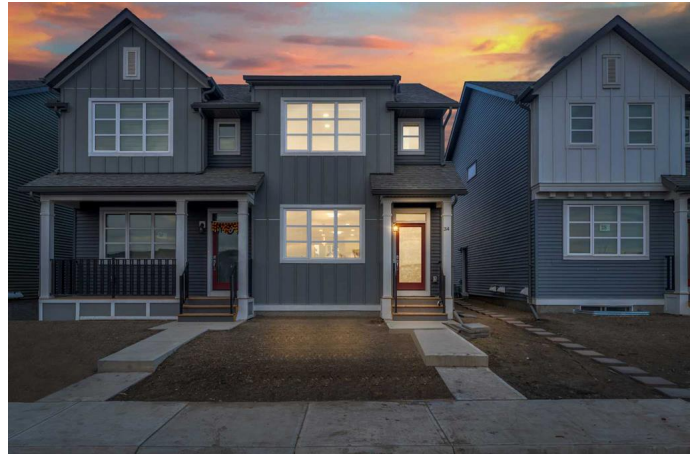
Saddle Ridge, Calgary, Alberta

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 away—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 location—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
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