

# \$782,900 - 316 Savanna Way Ne, Calgary

MLS® #A2202911

**\$782,900**

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 \$782,900



|                |             |
|----------------|-------------|
| 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 | 14               |
| Zoning         | R-G              |

### **Listing Details**

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

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