

# \$745,000 - 132 Savanna Gardens Ne, Calgary

MLS® #A2214887

**\$745,000**

6 Bedroom, 4.00 Bathroom, 1,803 sqft

Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

Exceptional HOUSE in wonderful community of Savanna || OVER 1800 SQFT || PRICED TO SELL || BONUS ROOM || Gorgeous 6 Bedroom, 3.5 Washroom || Detached Home || LEGAL 2 BED BASEMENT || GARAGE || FULLY AIR CONDITIONED.

Immerse yourself in the epitome of modern comfort and style with this meticulously designed property boasting a total area of 1803 sqft. From the moment you step inside, you'll be greeted by a spacious and inviting layout, perfectly crafted for seamless living. The main floor welcomes you with a host of amenities, including a convenient 2-piece bathroom, a cozy living area, and a versatile office space ideal for remote work or study/BEDROOM. The heart of the home lies in the beautifully appointed kitchen, featuring stainless steel appliances, upgraded tile backsplash, inbuilt cabinet microwave, and a newly upgraded French door refrigerator. The adjacent dining area provides the perfect setting for family meals and entertaining guests. Venture upstairs to discover a serene oasis, including a luxurious primary bedroom complete with a walk-in closet and a 3-piece ensuite boasting a standing shower with an upgraded hand shower. Three additional bedrooms offer ample space for rest and relaxation, while a convenient laundry room adds to the home's functionality. Outside, the detached garage provides ample storage space and convenience, while upgrades such as a front



yard water irrigation sprinkler system, side entrance, and concrete steps at the front porch enhance both aesthetics and functionality.

BASEMENT IS FULLY DEVELOPED WITH LEGAL SUITE IN IT. 2 BEDROOM /1 FULL WASHROOM /KITCHEN/LIVING ROOM/SEPARATE LAUNDRY N HUGE STORAGE .

Notable upgrades throughout the home include a central air conditioning system for year-round comfort, crystal lighting package with dimmable disk lights, upgraded window shades with automatic electric controls, and smart garage door technology for added security and convenience. Experience the ultimate blend of luxury and practicality in this stunning property, where every detail has been carefully curated to elevate your living experience. Don't miss out on the opportunity to make this exceptional property your own – schedule a viewing today and prepare to be impressed!

Built in 2020

Essential Information

MLS® #	A2214887
Price	\$745,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,803
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	132 Savanna Gardens Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J2E5

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bidet, Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Electric Stove, ENERGY STAR Qualified Refrigerator, Microwave, Range Hood, Washer
Heating	Central
Cooling	Full
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 25th, 2025
Days on Market	120
Zoning	R-G

### Listing Details

Listing Office	PREP 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.