



**165 Savanna Passage NE
Calgary, Alberta**

MLS # A2304724



\$759,999

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,252 sq.ft.	Age:	2022 (4 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

WELCOME TO THIS STUNNING FRONT DOUBLE GARAGE DETACHED HOME LOCATED IN THE HIGHLY DESIRABLE COMMUNITY OF Savanna NE CALGARY! Boasting a total of 7 BEDROOMS and 4 FULL BATHROOMS, including a 2 BEDROOM LEGAL BASEMENT SUITE, this property offers the perfect blend of MODERN LIVING, FUNCTIONAL DESIGN, and INCOME POTENTIAL. The main floor welcomes you with a SPACIOUS LIVING ROOM and a DEDICATED DINING AREA, perfect for family gatherings and entertaining. You will also find a MAIN FLOOR BEDROOM and a FULL BATHROOM WITH STANDING SHOWER, ideal for guests or multi-generational living. The UPGRADED KITCHEN is a chef's dream—featuring STAINLESS STEEL APPLIANCES, QUARTZ COUNTERTOPS, CHIMNEY HOOD FAN, and TALL CABINETRY—complemented by a fully equipped SPICE KITCHEN WITH GAS RANGE. Upstairs offers 4 GENEROUSLY SIZED BEDROOMS and 2 FULL BATHROOMS, including a luxurious PRIMARY BEDROOM with a 5 PIECE ENSUITE and a WALK-IN CLOSET. You will also love the SPACIOUS BONUS ROOM WITH VAULTED CEILINGS, providing extra space for relaxation or entertainment. The fully finished LEGAL BASEMENT SUITE features 2 BEDROOMS, an UPGRADED KITCHEN, SEPARATE LAUNDRY, and a FULL BATHROOM—perfect for extended family or rental income. Step outside to enjoy a FULLY FENCED, MAINTENANCE-FREE BACKYARD complete with a SPACIOUS DECK and CONCRETE PATIO, ideal for summer enjoyment. Conveniently located within walking distance to PARKS, PONDS, Savanna Bazaar Plaza, and SCHOOLS. Just minutes away from Calgary International Airport and only 20 minutes to DOWNTOWN CALGARY. This

home offers MODERN LIVING, EXCEPTIONAL CONVENIENCE, and OUTSTANDING VALUE. Whether you're a FIRST-TIME BUYER, INVESTOR, or GROWING FAMILY, this is an opportunity you don't want to miss. BOOK YOUR PRIVATE SHOWING TODAY — THIS GEM WON'T LAST LONG!