

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

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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 entry—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,                  |
| <b>Exterior</b>   |                                                  |
| 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 | 50              |
| Zoning         | R-G             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|



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