

# \$1,180,000 - 37 Savanna Grove Ne, Calgary

MLS® #A2177207

**\$1,180,000**

8 Bedroom, 6.00 Bathroom, 2,857 sqft  
Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this spacious and versatile 8-bedroom home, designed to accommodate various lifestyle needs with ease and comfort. The upper level boasts five generously sized bedrooms, including three with private en-suites—ideal for those seeking both privacy and convenience.

The main level features an accessibility-friendly layout, complete with a bedroom, bathroom, and a ramp, making it an excellent option for anyone requiring wheelchair access or an independent living space on the main floor. With a laundry room on every floor, this home offers unmatched convenience for families and tenants alike.

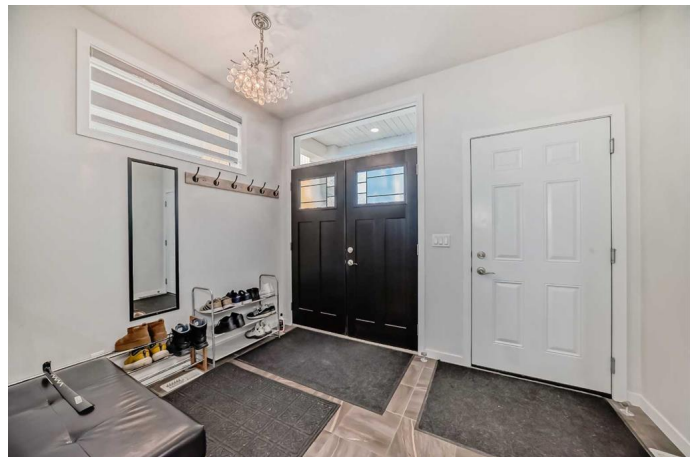
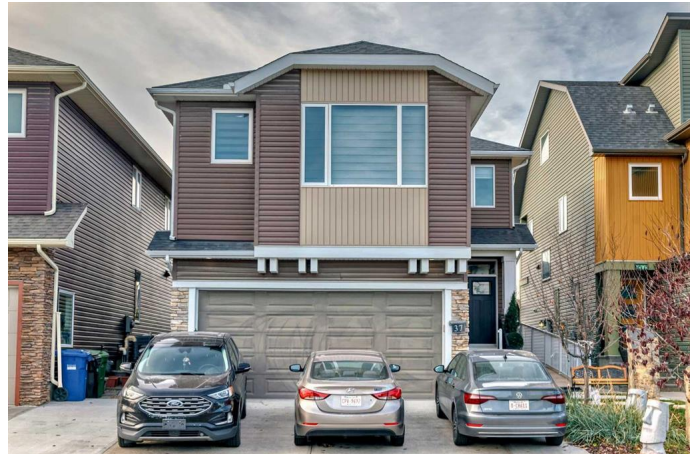
The basement includes a fully legal 2-bedroom suite, providing a fantastic income-generating opportunity for the savvy homeowner. With space for up to five vehicles, parking will never be an issue for you or your guests.

Whether you're looking for multi-generational living, rental income potential, or simply a spacious and functional family home, this property delivers on all fronts.

Built in 2016

## Essential Information

MLS® #                      A2177207



Price	\$1,180,000
Bedrooms	8
Bathrooms	6.00
Full Baths	6
Square Footage	2,857
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, Driveway
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, High Ceilings, Master Downstairs, Pantry, Separate Entrance, Wet Bar, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Range, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 4th, 2024
Days on Market	129
Zoning	R-G

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.