

# \$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	67
Zoning	R-G

**Listing Details**

Listing Office	eXp Realty
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