

# \$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.

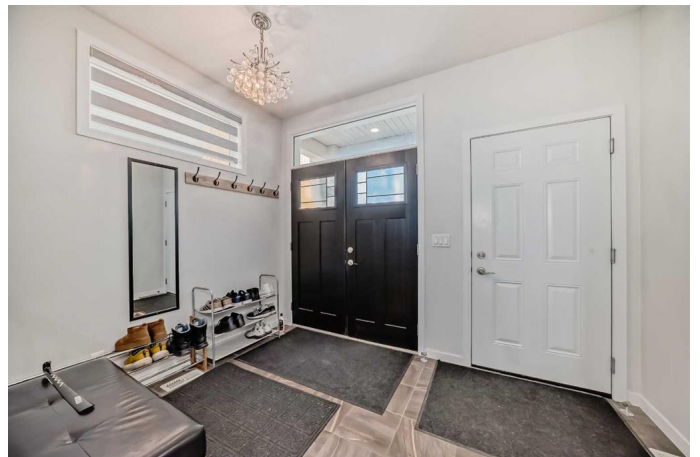
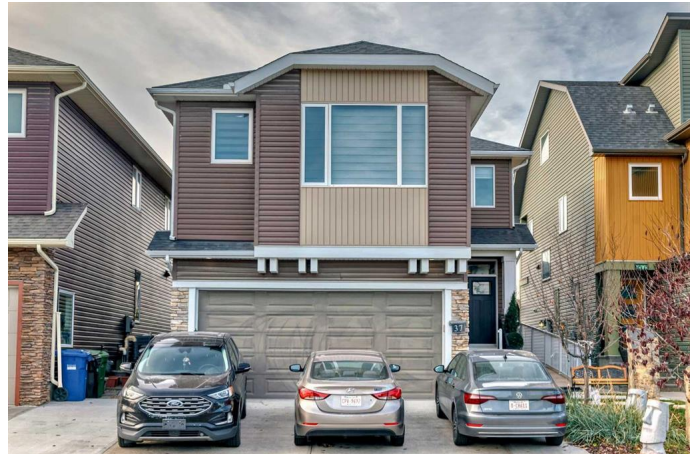
The basement includes a fully legal 2-bedroom suite, providing a fantastic income-generating opportunity for the savvy homeowner. With space for up to five vehicles, parking will never be an issue for you or your guests.

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

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

### **Exterior**

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

### **Additional Information**

Date Listed	November 4th, 2024
Days on Market	160
Zoning	R-G

### **Listing Details**

Listing Office	Real Broker
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