

# **\$649,900 - 619 Savanna Crescent Ne, Calgary**

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MLS® #A2195264

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,468 sqft

Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

This beautiful, brand new move-in ready 2-storey home is located in the sought-after and high-demand neighbourhood of Savanna Community. This home features a spacious main floor with 9' ceilings, a good-sized foyer and living room space, an upgraded kitchen with an added Gas line for a future Gas stove, a walk-in pantry, a large central island, a breakfast bar/spacious dining area. The main floor also includes a convenient powder room and a mudroom that provides the back door access to the backyard. Upstairs, you'll find a bright primary suite with a walk-in closet and private ensuite, along with two additional bedrooms and a full bathroom. To meet the needs of a growing family. Unspoiled basement for future development with separate entry, 9' ceiling height, Large Egress windows, roughed for future bath and bar. a 200 AMP electrical panel. This Property is located for you to enjoy the convenience of nearby SHOPPING/RESTAURANTS/BANKS, AND REGISTRY SERVICES ARE ONLY WITHIN A FEW MINUTES WALKING DISTANCE. AND ALSO WITHIN EASY ACCESS TO MAJOR ROUTES AND HIGHWAYS. COMES WITH FULL NEW HOME WARRANTY AND QUICK POSSESSION AVAILABLE.

Built in 2024

## **Essential Information**



MLS® #	A2195264
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,468
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	619 Savanna Crescent Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J5P2

### Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Gray

### Interior

Interior Features	Kitchen Island, No Animal H Counters, Separate Entranc Rough-in
Appliances	Dishwasher, Electric Stove, M
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinishe

### Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Front Yard



Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 21st, 2025
Days on Market	73
Zoning	R-G

**Listing Details**

Listing Office	Century 21 Bravo Realty
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