



# 66 Savanna Rise Calgary Alberta

\$649,900

| BRAND NEW | NEVER LIVED IN| HIGH AMENITY NEIGHBOURHOOD | SEPERATE SIDE ENTRANCE | DOUBLE DETACHED GARAGE |Be the first to enjoy this stunning, brand-new duplex, built in 2024! Situated in the vibrant community of Savanna Saddle Ridge, this corner unit features 3 bedrooms with a bonus room, 2 and a half washrooms with a double detached garage and a side, separate entrance to the basement combines modern style with everyday comfort, offering you a fresh start in a high-amenity neighbourhood. Step inside to discover a beautifully designed open floor plan that features a spacious living room and dining area, ideal for family gatherings and entertaining guests. The contemporary kitchen is a chef's dream, complete with a practical island with quartz countertops, a convenient pantry, and top-of-the-line stainless steel appliances such as Built-In microwave and Chimney Hood Fan and full height cabinets perfect for all your culinary creations. Additionally, this level offers a versatile flex room that you can tailor to your personal preferences-- whether it's your dream office, a creative studio, or a cozy retreat. The main level also includes a convenient two-piece bathroom and a practical mudroom, adding to your daily comfort and functionality. Head upstairs to find three well-sized bedrooms, each thoughtfully designed to accommodate your needs. The primary bedroom is a private retreat, boasting a luxurious 4-piece ensuite bathroom and a generous walk-in closet, providing ample space for your wardrobe and accessories. The two additional bedrooms are comfortably sized, making them perfect for family members, guests, or a home office. Plus, the convenience of a 4-piece bath on this floor ensures easy access for all occupants. Additionally, a dedicated laundry area on this floor further adds to the convenience of daily living. The basement although unfinished, offers separa...

- Other 6.00 Ft x 7.25 Ft
- Other 5.67 Ft x 5.25 Ft
- Living room 12.92 Ft x 16.25 Ft
- Dining room 12.92 Ft x 8.58 Ft
- Other 5.58 Ft x 6.00 Ft
- Other 14.17 Ft x 12.83 Ft

- 4pc Bathroom 5.58 Ft x 7.92 Ft
- Other 5.67 Ft x 5.42 Ft
- Bonus Room 11.75 Ft x 9.92 Ft
- 4pc Bathroom 4.92 Ft x 7.92 Ft
- Laundry room 3.25 Ft x 3.50 Ft
- Bedroom 9.17 Ft x 10.00 Ft

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Listing Presented By:



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2pc Bathroom 4.67 Ft x 5.17 Ft

Bedroom 9.33 Ft x 9.92 Ft

Primary Bedroom 12.92 Ft x 11.25 Ft