



## 165 Savanna Pass Calgary Alberta

\$849,999

Welcome to 165 Savanna Passage NE, a 2023 built stunning fully upgraded two-storey home with a double front-attached garage and over 3000 square feet total finished area. This beautiful property features a total of 7 bedrooms and 4 full bathrooms, including a main floor bedroom with a full bath, perfect for guests or multigenerational living. The chef-inspired kitchen includes a spacious central island with granite countertops, stainless steel appliances, and an electric range, while the fully equipped spice kitchen offers a gas range and extra prep space. The upper floor boasts 4 bedrooms, 2 bathrooms, a vaulted ceiling bonus room, and convenient upper-level laundry. The fully developed legal basement suite comes complete with 2 bedrooms, a 3-piece bathroom, a separate entrance, and its own dedicated furnace, ideal for rental income or extended family. Additional upgrades include 9-foot ceilings on both the main floor and basement, central A/C, a water softener, and low-maintenance landscaping featuring rock, stone, and concrete (no grass). Located in Savanna, a family-friendly neighbourhood close to schools, playgrounds, parks, shopping centres, restaurants, grocery stores, and transit, this move-in-ready home is under builder warranty and available for immediate possession. A rare opportunity to own a modern, income-generating property in one of NE Calgary's most desirable communities. Call to book your private showing today! (id:6769)

Furnace 11.75 Ft x 9.17 Ft

3pc Bathroom 9.08 Ft x 4.92 Ft

Living room/Dining room 24.58 Ft x 12.25 Ft

Kitchen 11.17 Ft x 6.00 Ft

Laundry room 5.67 Ft x 3.25 Ft

Bedroom 9.92 Ft x 8.75 Ft

Bedroom 12.08 Ft x 12.58 Ft

Living room/Dining room 23.00 Ft x 12.67 Ft

Kitchen 15.92 Ft x 8.58 Ft

Other 8.67 Ft x 5.42 Ft

Bedroom 9.17 Ft x 8.67 Ft

3pc Bathroom 7.75 Ft x 4.92 Ft

Other 8.33 Ft x 4.58 Ft

Other 20.33 Ft x 18.00 Ft

Other 11.83 Ft x 10.50 Ft

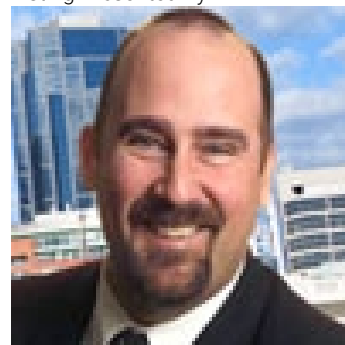
Bonus Room 15.25 Ft x 13.25 Ft

Primary Bedroom 12.92 Ft x 12.58 Ft

5pc Bathroom 15.92 Ft x 10.50 Ft

Other 6.92 Ft x 7.00 Ft

Listing Presented By:



Originally Listed by:  
URBAN-REALTY.ca

**RE/MAX Realty Professionals**

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