



## 30 Savanna Rise Calgary Alberta

\$649,900

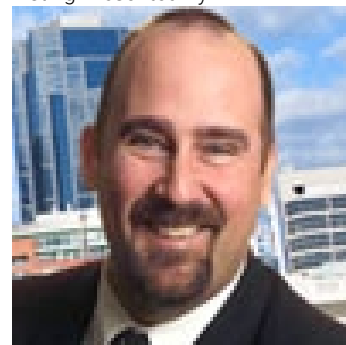
ACROSS A GREEN SPACE | 2024 NEWLY BUILT | SEPARATE SIDE ENTRANCE | HIGH-AMENITY

NEIGHBORHOOD | Welcome to your dream home in the vibrant community of Savanna Saddleridge! This brand new, never-lived-in duplex is a stunning blend of modern finishes and tasteful appeal, perfect for anyone seeking a contemporary lifestyle in a well-established neighborhood. As you step inside, you're greeted by a spacious foyer with a convenient closet for jackets and shoes. The open floor concept reveals a large, inviting living room complete with a cozy fireplace, perfect for relaxing evenings. Adjacent to this is the state-of-the-art kitchen, featuring stainless steel appliances, a gorgeous island, and a pantry. The kitchen seamlessly flows into the dining area, making it ideal for entertaining. A two-piece bathroom and a mudroom, providing easy access to the backyard, complete this level. Upstairs, the large primary bedroom awaits, boasting a luxurious four-piece ensuite and a walk-in closet. Two additional good-sized bedrooms share a four-piece bathroom, offering ample space for family or guests. A dedicated laundry room on this floor ensures that chores are a breeze. The unfinished basement is a blank canvas, ready for your creativity to transform it into the perfect space to suit your needs. Additionally, it features a separate entrance, providing potential for a private suite or rental opportunity - of course, subject to the approval and permission by the city/municipality. The beautiful exterior of this home is complemented by a charming front porch, perfect for enjoying your morning coffee or watching the sunset. The neighborhood of Savanna Saddleridge offers a wealth of amenities, including public transportation, schools, shopping plazas, restaurants, and more, making it an ideal location for families and individuals alike. Don't miss the opportunity to make this gorgeous, modern...

Bedroom 8.25 Ft x 12.33 Ft  
Bedroom 8.33 Ft x 12.33 Ft  
Primary Bedroom 11.58 Ft x 18.00 Ft  
4pc Bathroom 8.25 Ft x 4.92 Ft  
4pc Bathroom Measurements not available

2pc Bathroom 5.08 Ft x 5.25 Ft  
Dining room 11.08 Ft x 10.67 Ft  
Living room 12.00 Ft x 13.67 Ft  
Kitchen 13.00 Ft x 13.67 Ft

Listing Presented By:



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