

# \$639,900 - 85 Savanna Place Ne, Calgary

MLS® #A2215548

**\$639,900**

4 Bedroom, 3.00 Bathroom, 1,732 sqft

Residential on 0.10 Acres

Saddle Ridge, Calgary, Alberta

Introducing the COHEN: an amazing, BRAND NEW attached home by EXCEL HOMES offering FOUR bedrooms ABOVE GRADE ! Uniquely, there is a BEDROOM ON THE MAIN FLOOR, with a full THREE PIECE BATH just across the hall. Perfect for visitors or extended family. Nestled in the vibrant Northeast community of Savanna. Step into a life of luxury and convenience with this stunning residence, where every detail has been meticulously crafted for comfort and style. Enjoy the benefits of living in an established neighborhood that brings a plethora of amenities right to your doorstep—schools, recreational centers, shopping, dining, and transit are just a few minutes away, along with swift access to major highways. The COHEN offers a sprawling 1732 square feet of thoughtfully designed living space, perfect for both families and entertaining. The open floor plan, complemented by neutral designer tones, creates a welcoming atmosphere that is both elegant and comfortable. The chef-quality kitchen stands as the heart of the home, equipped with ceiling-height cabinets, two banks of pot/pan drawers, and upgraded stainless steel appliances, including a gas range, chimney fan, and built-in microwave. The expansive engineered stone countertops, a large island with seating, and a convenient pantry make it a dream kitchen for those who love to cook and entertain. The main floor also features versatile luxury vinyl plank flooring On



the main floor you'll also find a BEDROOM, AND a FULL BATHROOM. Ascend to the second level where leisure meets luxury in the large central bonus room featuring vaulted ceilings & pot lighting – ideal for movie nights and family gatherings. The primary bedroom is a true retreat, boasting a walk-in closet and a spa-like ensuite with stone vanity tops. Additionally, two more generously sized bedrooms provide ample space and easy access to the main bathroom. The convenience continues with a laundry room strategically located on the same floor. The possibilities extend into the undeveloped basement - SEPERATE SIDE ENTRY and roughed in for a TWO BEDROOM LEGAL SUITE (subject to city approval and permits)....ready for your design ideas. The utilities are smartly placed to maximize space, offering endless potential for future enhancements. Step outside to a south-facing backyard that's perfect for relaxation and outdoor activities. 20X20 gravel parking pad & front yard sod will be provided. Don't miss the chance to own this never-lived-in gem with quick possession available. Experience the blend of luxury, comfort, and convenience in Savanna – welcome to your new dream home at the COHEN.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2215548    |
| Price          | \$639,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,732       |
| Acres          | 0.10        |
| Year Built     | 2025        |
| Type           | Residential |

|          |                        |
|----------|------------------------|
| Sub-Type | Semi Detached          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 85 Savanna Place Ne |
| Subdivision | Saddle Ridge        |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3J 5P9             |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Stone Counters, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer                                                            |
| Heating           | Forced Air, Natural Gas                                                                                                 |
| Cooling           | None                                                                                                                    |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                        |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Playground                 |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt                    |
| Construction      | Vinyl Siding               |
| Foundation        | Poured Concrete            |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 8             |
| Zoning         | R-Gm          |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.