

# \$1,380,000 - 33 Savanna Grove Ne, Calgary

MLS® #A2204857

**\$1,380,000**

7 Bedroom, 5.00 Bathroom, 3,540 sqft

Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this spacious home with almost 4500 sq. ft. of living space, ideal for large or extended families. The main floor features a roomy foyer leading to an office or bedroom, along with a full 3-piece bathroom. The open-concept living area includes a stylish kitchen with a custom pantry and built-in shelving in the living room. Upstairs, there's a BONUS room, a laundry room, and four bedrooms, including a master with an ensuite and another 3-piece bathroom.

The third level offers two more large bedrooms—one currently used as an exercise room—and the other with access to a private balcony, plus another 3-piece bathroom. The fully finished basement suite (illegal) adds even more space, complete with a kitchen, laundry, bedroom, and a 4-piece bathroom.

This home is wheelchair accessible with an ELEVATOR and accessible bathrooms. Currently operating as a care facility, it can easily be converted back to a private home. Any medical equipment is part of the business and is not included in the sale. The business can be negotiated separately if the new owner wishes to continue running the senior home facility. Contact for more details.

Built in 2017

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2204857    |
| Price          | \$1,380,000 |
| Bedrooms       | 7           |
| Bathrooms      | 5.00        |
| Full Baths     | 5           |
| Square Footage | 3,540       |
| Acres          | 0.09        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 33 Savanna Grove Ne |
| Subdivision | Saddle Ridge        |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3J 0V5             |

### **Amenities**

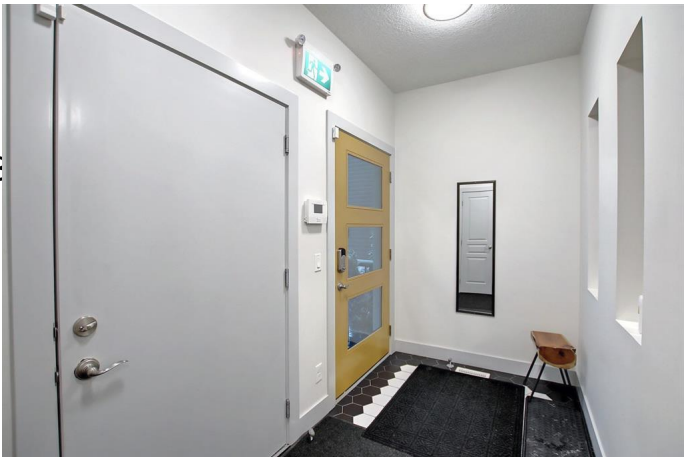
|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Bookcases, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance                        |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Electric Stove, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Suite   |

Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Garden, Other, Playground                         |
| Lot Description   | Backs on to Park/Green Landscape, No Neighbours E |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stone, Vinyl Siding                               |
| Foundation        | Poured Concrete                                   |



Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 22nd, 2025 |
| Days on Market | 27               |
| Zoning         | R-G              |

Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | CalEstate Realty |
|----------------|------------------|

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