

# \$479,900 - 303, 669 Savanna Boulevard Ne, Calgary

MLS® #A2199102

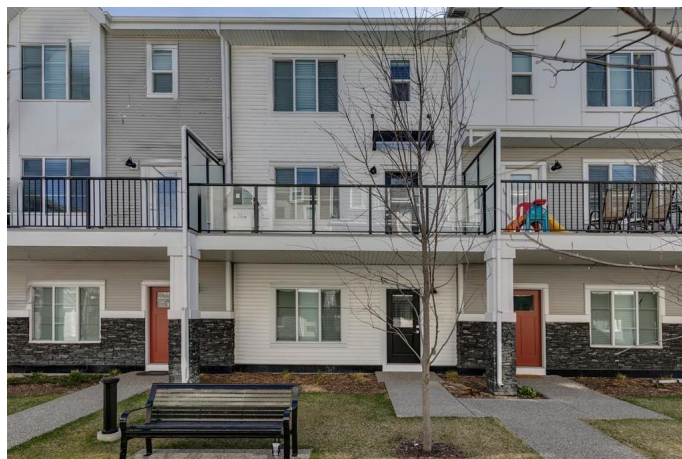
**\$479,900**

4 Bedroom, 3.00 Bathroom, 1,618 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Stunning 4-Bedroom, 2.5-Bathroom Home in Savanna. Welcome to this beautifully designed contemporary 3-level home in the vibrant community of Savanna in Calgary's sought-after community of Saddle Ridge. Recently Built by Truman Homes, this low-maintenance home offers a seamless blend of modern design, convenience, and comfort. With low condo fees, this property offers value and quality. The ground floor is where you'll find a heated double-attached garage—an absolute must for Calgary's cold winters—along with a versatile bedroom that can easily double as a home office. The main floor invites natural light to flood the open-concept living area, featuring large windows and sleek pot lights that accentuate the space. Luxurious vinyl plank flooring and premium finishes create a sophisticated and welcoming atmosphere. The living room opens to a private balcony, perfect for enjoying quiet mornings or unwinding in the evening. The kitchen comes complete with stunning quartz countertops, stainless steel appliances, full-height cabinetry, a classic tile backsplash, and a spacious central island with an eating bar for casual meals or added prep space. The adjoining dining area is ideal for hosting family and friends, while the convenient powder room completes the main floor. Upstairs, the primary suite offers a spacious retreat with high ceilings, a generous walk-in closet, and a private ensuite bathroom. Two additional bedrooms, a modern 4-piece bathroom, and



the laundry completes the upper level. Located near scenic pathways, parks, and playgrounds, this home provides an active lifestyle with all the amenities you need within easy reach. The nearby Savanna Bazaar offers an array of shopping and dining options, and schools, along with recreational facilities in Saddle Ridge, are just minutes away. Donâ€™t miss out on this exceptional opportunityâ€”book your viewing today and imagine your future in this beautifully crafted home.

Built in 2022

**Essential Information**

MLS® #	A2199102
Price	\$479,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,618
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	303, 669 Savanna Boulevard Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2K2

**Amenities**

Amenities	Parking, Snow Removal, Visitor Parking, Playground, Park
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Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Courtyard, Private Entrance
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 7th, 2025
Days on Market	73
Zoning	M-X1

### Listing Details

Listing Office	Real Broker
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