\$639,900 - 93 Savanna Place Ne, Calgary

MLS® #A2201411

\$639,900

4 Bedroom, 3.00 Bathroom, 1,741 sqft Residential on 0.05 Acres

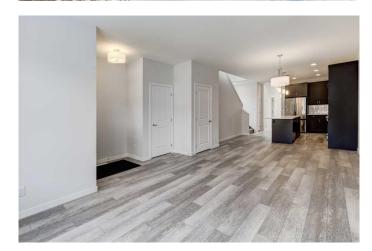
Saddle Ridge, Calgary, Alberta

Introducing the COHEN: an amazing, BRAND NEW attached home by EXCEL HOMES, 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 doorstepâ€"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 1740 square feet of thoughtfully designed living space, perfect for both families and socialites. 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, a half bath, and a flex room that can serve as an additional bedroom or office. Ascend to the second level where leisure meets luxury in the large central bonus room with vaulted ceilings and pot







lightingâ€"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, with plenty of space to add a garage. 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 Savannaâ€"welcome to your new dream home at the COHEN.

Built in 2025

Essential Information

MLS® # A2201411 Price \$639.900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,741
Acres 0.05
Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 93 Savanna Place Ne

Subdivision Saddle Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3J 5P9

Amenities

Parking Spaces 2

Parking Off Street, Parking Pad

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, See Remarks,

Storage, Stone Counters

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Washer, Gas Stove

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features None

Lot Description Rectangular Lot
Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 14th, 2025

Days on Market 21

Zoning R-Gm

Listing Details

Listing Office CIR Realty

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