



**37 Savanna Heath NE**  
**Calgary, Alberta**

**MLS # A2315112**



**\$799,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,240 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Chandelier, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Spice kitchen stove, spice kitchen range hood, backyard gazebo

Welcome to this stunning home in the desirable community of Saddle Ridge! The beautifully tiled entryway greets you as you take in the open floor plan with LVP flooring and 9&rsquo; ceilings. The kitchen is a masterpiece! Fully UPGRADED by the builder, it features a large central island, an UPGRADED appliance package with an upgraded refrigerator, a built-in oven, built-in microwave and a GAS cooktop! A SPICE KITCHEN is also included as an added bonus! Beautiful design details include upgraded lighting fixtures and wood slat accents throughout the home as well as a floor-to-ceiling tiled living room fireplace. A spacious main floor office and 2-pc bathroom complete this level. Upstairs, there is a large family room, 3 generously sized bedrooms, 2 full bathrooms and a laundry room. The primary bedroom features a spacious walk-in closet and a 5-pc ensuite bath with dual sinks, a walk-in shower and a soaker tub with a gorgeous tile surround. The fully FINISHED basement (WITH PERMITS!), completed in 2025, has another living room also with a floor-to-ceiling tiled fireplace, a 4th bedroom and another full 3-pc bathroom. Complete with a separate SIDE ENTRANCE, the basement can easily be suited if desired (subject to city approvals). The WEST-FACING backyard features a deck with a BBQ gas line and a shaded gazebo making it a great space to enjoy those warm summer evenings! Additional UPGRADES include a concrete pathway on the side of the home and NEW roof and siding (Dec 2025/Jan 2026). This home is conveniently located close to the Savanna market and Saddlepeace plaza with multiple shops, restaurants and grocery stores, the Saddle Ridge (K-4) school, the Peter Loughheed middle school and multiple playgrounds. The Martindale C-train station is just a 6 minute drive away! This home is move-in ready! Call to book your private showing

today.