



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**165 Savanna Passage NE**  
**Calgary, Alberta**

**MLS # A2279454**



**\$775,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,241 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, On Str		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Low Maintenance Landscape, Paved, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas, Other, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	-
<b>Features:</b>	Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Welcome to 165 Savanna Passage NE, a 2023 built stunning fully upgraded two-storey home with a double front-attached garage and over 3000 square feet total finished area. This beautiful property features a total of 7 bedrooms and 4 full bathrooms, including a main floor bedroom with a full bath, perfect for guests or multigenerational living. The chef-inspired kitchen includes a spacious central island with granite countertops, stainless steel appliances, and an electric range, while the fully equipped spice kitchen offers a gas range and extra prep space. The upper floor boasts 4 bedrooms, 2 bathrooms, a vaulted ceiling bonus room, and convenient upper-level laundry. The fully developed legal basement suite comes complete with 2 bedrooms, a 3-piece bathroom, a separate entrance, and its own dedicated furnace, ideal for rental income or extended family. Additional upgrades include 9-foot ceilings on both the main floor and basement, central A/C, a water softener, and low-maintenance landscaping featuring rock, stone, and concrete (no grass). NEW roof 2025 and New siding 2025. Located in Savanna, a family-friendly neighbourhood close to schools, playgrounds, parks, shopping centres, restaurants, grocery stores, and transit, this move-in-ready home is under builder warranty and available for immediate possession. A rare opportunity to own a modern, income-generating property in one of NE Calgary's most desirable communities. Call to book your private showing today!