

# \$924,900 - 125 Savanna Passage Ne, Calgary

MLS® #A2237408

**\$924,900**

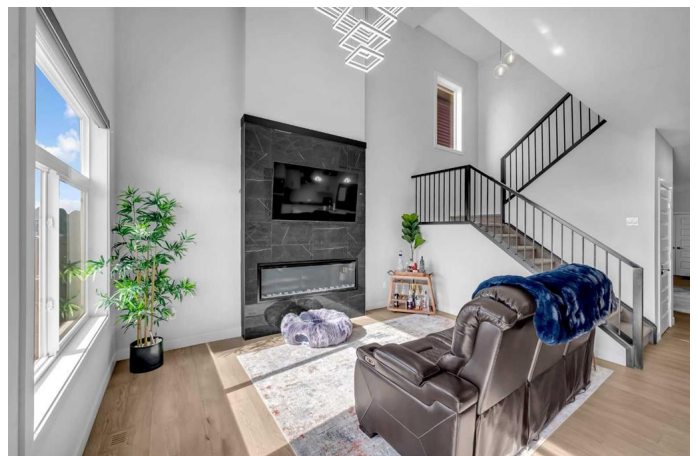
5 Bedroom, 4.00 Bathroom, 2,662 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Welcome to 125 Savanna Passage NE, a fully custom and extensively upgraded home offering over 2,661 sq. ft. of luxurious living space in the highly sought-after community of Savanna in Calgary's Northeast. This front double-attached garage home features 5 spacious bedrooms and 4 full bathrooms, including a convenient main floor bedroom and full bath—ideal for guests or multigenerational living. The main level welcomes you with a formal living area and a second family room, enhanced by an open-to-above design that floods the space with natural light. The gourmet kitchen boasts high-end built-in appliances and is complemented by a fully equipped spice kitchen for added convenience. Upstairs, you'll find four well-appointed bedrooms, including two master suites, along with a bright bonus area featuring a skylight. Additional upgrades include elegant spindle railings, central air conditioning, and a side entrance (with a partially finished basement). The fully fenced, low-maintenance backyard is finished with full concrete, offering the perfect space for outdoor enjoyment without the upkeep. Situated in a prime location close to schools, parks, shopping, and all essential amenities, this home is perfect for an expanding family seeking comfort, space, and style. Call your favourite realtor today to book a private showing!

Built in 2022



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2237408    |
| Price          | \$924,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,662       |
| Acres          | 0.07        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 125 Savanna Passage Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J2J8                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Tankless Hot Water, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                         |
| Heating           | Forced Air                                                                                                                              |
| Cooling           | Central Air, Sep. HVAC Units                                                                                                            |
| Fireplace         | Yes                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                       |
| Fireplaces        | Electric                                                                                                                                |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Exterior Entry, Full, Partially Finished                                                                                                |

**Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Lighting                 |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 46              |
| Zoning         | R-G             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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