

93 Savanna Place NE
Calgary, Alberta

MLS # A2201411



\$654,900

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,741 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Stone Counters, Storage		

Inclusions: N/A

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 doorstep—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 lighting—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 Savanna—welcome to your new dream home at the COHEN.