



GRASSROOTS
REALTY GROUP

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132 savanna Gardens NE
Calgary, Alberta

MLS # A2214887



\$745,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,803 sq.ft.	Age:	2020 (5 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Kitchen Island		

Inclusions: AC

Exceptional HOUSE in wonderful community of Savanna || OVER 1800 SQFT || PRICED TO SELL || BONUS ROOM || Gorgeous 6 Bedroom, 3.5 Washroom || Detached Home || LEGAL 2 BED BASEMENT || GARAGE || FULLY AIR CONDITIONED.

Immerse yourself in the epitome of modern comfort and style with this meticulously designed property boasting a total area of 1803 sqft. From the moment you step inside, you'll be greeted by a spacious and inviting layout, perfectly crafted for seamless living. The main floor welcomes you with a host of amenities, including a convenient 2-piece bathroom, a cozy living area, and a versatile office space ideal for remote work or study/BEDROOM. The heart of the home lies in the beautifully appointed kitchen, featuring stainless steel appliances, upgraded tile backsplash, inbuilt cabinet microwave, and a newly upgraded French door refrigerator. The adjacent dining area provides the perfect setting for family meals and entertaining guests. Venture upstairs to discover a serene oasis, including a luxurious primary bedroom complete with a walk-in closet and a 3-piece ensuite boasting a standing shower with an upgraded hand shower. Three additional bedrooms offer ample space for rest and relaxation, while a convenient laundry room adds to the home's functionality. Outside, the detached garage provides ample storage space and convenience, while upgrades such as a front yard water irrigation sprinkler system, side entrance, and concrete steps at the front porch enhance both aesthetics and functionality.

BASEMENT IS FULLY DEVELOPED WITH LEGAL SUITE IN IT. 2 BEDROOM /1 FULL WASHROOM /KITCHEN/LIVING ROOM/SEPARATE LAUNDRY N HUGE STORAGE . Notable upgrades

throughout the home include a central air conditioning system for year-round comfort, crystal lighting package with dimmable disk lights, upgraded window shades with automatic electric controls, and smart garage door technology for added security and convenience. Experience the ultimate blend of luxury and practicality in this stunning property, where every detail has been carefully curated to elevate your living experience. Don't miss out on the opportunity to make this exceptional property your own – schedule a viewing today and prepare to be impressed!