

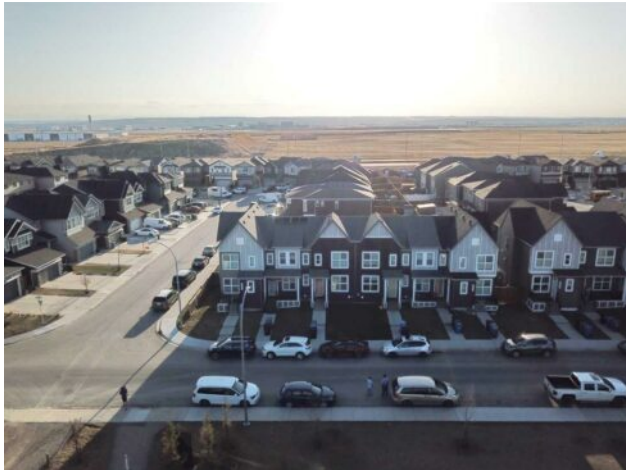


GRASSROOTS
REALTY GROUP

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55 Savanna Park NE
Calgary, Alberta

MLS # A2215044



\$579,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,274 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: N/A

OPEN HOUSE MAY 11, 2025 1-4PM. Discover this elegant 4-bedroom, 3.5-bathroom NO CONDO FEE townhome perfectly situated FACING a serene PARK—an ideal setting for families and outdoor lovers alike! This well-appointed home features a professionally FINISHED BASEMENT by the builder, providing extra living space for guests, a home office, or a rec room. Stay cool all summer with central AIR CONDITIONING and enjoy energy savings year-round with installed SOLAR PANELS (\$31K VALUE). The main level offers an open-concept layout with modern finishes, while upstairs you'll find three spacious bedrooms, including a primary suite with a full ensuite and walk-in closet. The fourth bedroom is tucked away in the basement for added privacy. Outside, enjoy the convenience of a single detached OVERSIZED GARAGE and a low-maintenance yard. Located in a vibrant, family-friendly community close to schools, shopping, and transit—this home has it all! Check out the 3D tour or book a private one!