



**GRASSROOTS**  
REALTY GROUP

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**2210, 681 Savanna Boulevard NE  
Calgary, Alberta**

**MLS # A2216540**



**\$359,900**

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,007 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 340
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Quartz Counters		

Inclusions:	n/a
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Welcome to Savanna II Condos by TRUMAN! This spacious home features 3 BEDROOMS, 2 bathrooms, and includes 1 titled underground parking stall. Enjoy luxury wide plank flooring, a designer lighting package, and a custom chef-inspired kitchen with stainless steel appliances, soft-close cabinetry, and quartz countertops. The primary bedroom boasts a spacious walk-in closet and a luxurious 4-piece ensuite bathroom. Bedroom 2 features a convenient walk-through closet leading to a 4-piece bathroom, while Bedroom 3 offers flexibility as an additional bedroom or office space. Additional features include an in-suite washer and dryer, window coverings for privacy, and a balcony off the living room to relax outdoors. Residents can indulge in exclusive lifestyle amenities such as an Owner's Lounge for social gatherings, a fully-equipped gym to stay active, and a pet spa for convenience. Schedule your showing today to explore the unparalleled comfort and elegance this residence has to offer!