

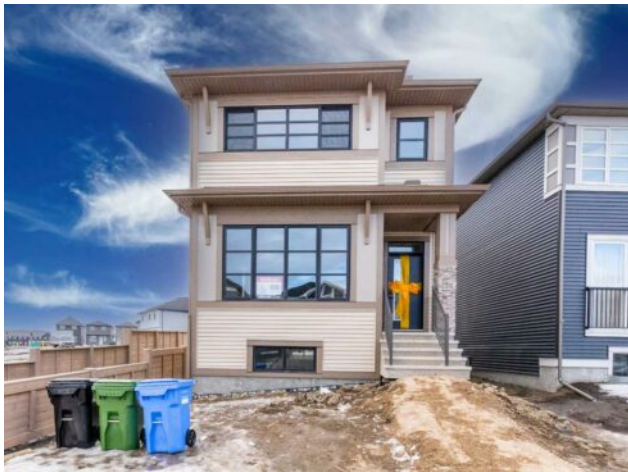


GRASSROOTS
REALTY GROUP

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575 Savanna Crescent NE
Calgary, Alberta

MLS # A2219014



\$699,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,896 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

Situated on a ****35-foot wide lot****, this brand-new 4-bedroom home boasts a contemporary layout enhanced with premium upgrades throughout. The main level features a full bedroom and washroom—ideal for guests or multi-generational living—alongside an upgraded kitchen equipped with high-end appliances. Upstairs, you'll find three spacious bedrooms, a cozy family room, and a convenient laundry area. The basement, with a separate side entrance, is roughed in for two additional bedrooms, a kitchen, and a washroom, offering excellent potential for customization or rental income. Perfect for families or investors, this stylish and versatile home blends comfort, function, and future opportunity.