



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

478 Savanna Way NE
Calgary, Alberta

MLS # A2219380



\$839,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,122 sq.ft.	Age:	2023 (2 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Other, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Brick, Mixed, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Walk-In Closet(s)		
Inclusions:	NA		

This stunning family home is a rare find in the Calgary Northeast's most desired Savanna community in Saddleridge, boasting a double attached garage and front facing Triple garage houses. This home is situated on a conventional lot with a glorious east-facing view. This gorgeous 2-storey home offers over 3000 SqFt of breathtaking living space, including 6 bedrooms and 4 bathrooms. Main floor features full bed and three-piece bathroom. The spacious family room with a fireplace is perfect for entertaining. The chef-inspired elegant kitchen comes with gas range, quartz countertops, and thoughtfully selected cabinets. The spice kitchen is an added feature to try all your ethnic cooking. Walking up the stairs, you'll notice upgraded spindle railings and a large loft. Upper floor has spacious master Bedroom with 4-pc ensuite Bath and additional 3 good size bedrooms and another 4-pc common full bath and laundry room. The fully developed basement includes an illegal suite with two bedrooms, a full bathroom, a separate entrance, laundry area, and additional storage, making it an excellent investment opportunity. Property is situated in the vibrant community of Savanna and few steps from Park, Lake, Savanna Bazaar Plaza, Schools, 5 minute drive to Gurudwara Sahib, Gobind Sarvar School, Saddletown LRT station. Hurry and book a showing for this gorgeous home today!"