



GRASSROOTS
REALTY GROUP

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220 Savanna Road NE
Calgary, Alberta

MLS # A2220547



\$558,000

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,258 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, On Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to 220 Savanna Road NE — a beautifully maintained semi-detached home ideally located in the vibrant, family-friendly community of Saddle Ridge. Perfectly positioned across from a scenic green space and playground, this home offers a peaceful setting just minutes (under 8 minutes!) from Calgary International Airport. Inside, you'll find 3 generously sized bedrooms, including a primary suite with a private ensuite, plus an additional 1.5 baths. The partially finished basement features a bedroom and offers flexible space for a kids' play area, home office, or future development. Enjoy the convenience of a recently added oversized double detached garage, offering abundant parking and storage.