



GRASSROOTS
REALTY GROUP

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237 Savanna Walk NE
Calgary, Alberta

MLS # A2222391



\$409,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,517 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your new home in the heart of Saddle Ridge! This stylish and spacious two-storey townhome offers the perfect blend of comfort, functionality, and modern design—ideal for families or anyone looking for a vibrant community lifestyle. Featuring 3 generously sized bedrooms and 2.5 bathrooms, this open-concept layout is filled with natural light, creating a warm and inviting atmosphere throughout. The main floor is designed for effortless entertaining and everyday living, showcasing a large contemporary kitchen complete with stainless steel appliances, quartz countertops, and elegant flooring. Step out onto the private deck, perfect for summer BBQs, outdoor dining, or simply unwinding at the end of the day. Upstairs, you'll find a serene primary suite with a walk-in closet and a private ensuite bathroom. Two additional bedrooms, a modern 4-piece bath, and convenient upper-level laundry round out the upper floor. Enjoy the practicality of a single attached garage, offering both security and convenience. Located just steps from parks, schools, shopping centers, the LRT, and the YMCA, this home offers the perfect mix of suburban tranquility and urban accessibility. Don't miss your chance—contact your favorite Realtor to schedule a showing today!