



**GRASSROOTS**  
REALTY GROUP

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**592 Savanna Crescent NE**  
**Calgary, Alberta**

**MLS # A2224042**



**\$800,000**

|                  |                                   |               |                  |
|------------------|-----------------------------------|---------------|------------------|
| <b>Division:</b> | Saddle Ridge                      |               |                  |
| <b>Type:</b>     | Residential/House                 |               |                  |
| <b>Style:</b>    | 2 Storey                          |               |                  |
| <b>Size:</b>     | 2,028 sq.ft.                      | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 4                                 | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached            |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                         |               |                  |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Front Yard |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                               | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished, Walk-Up To Grade                              | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | High Ceilings, No Animal Home, No Smoking Home, Quartz Counters |                   |     |

**Inclusions:** oven and hood fan in the chefs kitchen

Welcome to Your Next Home! Modern, Spacious, and Move-In Ready! This stunning 4-bedroom home offers nearly 2,900 sq ft of thoughtfully designed living space, including a un-finished basement with a separate side entrance. Nestled in a beautiful, family-friendly community, this property has everything you've been searching for. On the main floor, you'll find a versatile bedroom or office paired with a full bathroom, ideal for guests or working from home. The open-concept kitchen is a showstopper, featuring sleek quartz countertops, premium cabinetry, and an electric fireplace that adds warmth and style to the living space. Just off the kitchen, a butler's pantry (spice kitchen) awaits — complete with a full sink, additional oven, and generous cabinet storage, making entertaining effortless. Upstairs, you'll discover three spacious bedrooms, convenient upper-level laundry, and a bright bonus room perfect for a play area, media room, or cozy family hangout. The basement offers endless possibilities, with its separate entrance already in place and ready for your vision, whether its home gym, or additional family space. The home is also roughed-in for air conditioning and central vac to keep you cool through the summer months. Built just one year ago, everything in this home feels fresh, modern, and meticulously maintained. Move in and enjoy a like-new property without the wait of new construction. Don't miss your chance to own this exceptional home, book your private showing today!