



**GRASSROOTS**  
REALTY GROUP

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**120 SAVANNA Walk NE**  
**Calgary, Alberta**

**MLS # A2230354**



**\$409,999**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,516 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 335
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 D100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to this stunning end-unit home featuring three spacious bedrooms and two and a half modern bathrooms. The heart of the home is the open-concept kitchen, complete with a large island, perfect for entertaining. Enjoy outdoor living with two balconies, one equipped with a gas barbecue line for your summer cookouts. Additional features include stainless steel appliances and a single attached garage. This home is located in the new community of Savanna in Saddle Ridge and offers extra windows for plenty of natural light. You'll also find a convenient visitor parking area nearby. Location is key, and this property delivers. It's just a 10 minute walk to the Saddle Ridge train station, making your commute a breeze. You'll also find grocery stores, pizza places, and a doctor's office just a short stroll away. Families will appreciate the convenience of having both middle and high schools within a 5 to 10 minute drive. Don't miss out on this fantastic opportunity to own a beautiful home in a great location!