



GRASSROOTS
REALTY GROUP

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

619 Savanna Crescent NE
Calgary, Alberta

MLS # A2230870



\$634,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,468 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Gravel Driveway, Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Street Lighting, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance		
Inclusions:	None		

This beautiful, brand new move-in ready 2-storey home is located in the sought-after and high-demand neighbourhood of Savanna Community. This home features a spacious main floor with 9' ceilings, a good-sized foyer and living room space, an upgraded kitchen with an added Gas line for a future Gas stove, a walk-in pantry, a large central island,/a breakfast bar/spacious dining area. The main floor also includes a convenient powder room and a mudroom that provides the back door access to the backyard, Upstairs, you'll find a bright primary suite with a walk-in closet and private ensuite, along with two additional bedrooms and a full bathroom. to meet the needs of a growing family. Unspoiled basement for future development with separate entry, 9' ceiling height, Large Egress windows, roughed for future bath and bar. a 200 AMP electrical panel. This Property is located for you to enjoy the convenience of nearby SHOPPING/RESTAURANTS/BANKS, AND REGISTRY SERVICES ARE ONLY WITHIN A FEW MINUTES WALKING DISTANCE. AND ALSO WITHIN EASY ACCESS TO MAJOR ROUTES AND HIGHWAYS. COMES WITH FULL NEW HOME WARRANTY AND QUICK POSSESSION AVAILABLE.