



**GRASSROOTS**  
REALTY GROUP

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**128 Savanna Lane NE**  
**Calgary, Alberta**

**MLS # A2237396**



**\$729,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,670 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** 3 TVs, DINING SET, BEDS and HEADBOARDS, SOFAS

Welcome to this well-maintained 4-bedroom home offering the perfect combination of elegance, functionality, and location. Step inside to find modern soft-close cabinets, quartz countertops and integrated LED potlights throughout, filling every room with modern elegance and warmth. The 9-foot ceilings and engineered hardwood floors on the main level create an open, upscale ambiance that's both functional and inviting. Upstairs, you'll find a bonus room, three well-sized bedrooms and a spacious laundry room. Enjoy the convenience of a fully developed basement, ideal for additional living space, a home office, gym, or entertainment area. Located just minutes from major routes, airports, schools, and shopping plazas, this property is perfectly situated for busy professionals and families alike. As an added bonus, the sale includes all major furnishings valued at over \$14,000, making this a truly move-in-ready opportunity. Don't miss your chance to own this stunning, well-kept home in a highly desirable location. Book your private viewing today!