



GRASSROOTS
REALTY GROUP

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

144 Savanna NE
Calgary, Alberta

MLS # A2237810



\$465,000

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,351 sq.ft.	Age:	2018 (7 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, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 320
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions:	N/A
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This is the one you've been waiting for! Discover this immaculately maintained townhome in the heart of Saddle Ridge, offering 3 spacious bedrooms, 2.5 bathrooms, and a attached garage. Designed for modern living, the bright and open floor plan is filled with natural light, creating a warm and inviting atmosphere. The sleek kitchen is a chef's dream with quartz countertops, stainless steel appliances, and ample cabinet space. The upper floor features convenient laundry and thoughtfully laid-out bedrooms with generous storage. Located in a family-friendly community with excellent neighbours, this home is just minutes from schools, shopping, transit, parks, and walking paths, with easy access to major routes for a stress-free commute. Move-in ready and perfectly located—this home checks all the boxes!