



GRASSROOTS
REALTY GROUP

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33 Savanna Green NE
Calgary, Alberta

MLS # A2243290



\$899,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,725 sq.ft.	Age:	2017 (8 yrs old)
Beds:	6	Baths:	5
Garage:	Double Garage Attached, Driveway, Garage Door Opener, On Street, Oversiz		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	Spice Kitchen		

Welcome to this stunning and spacious home located in Savanna, directly across from a beautiful park with the bonus of extra parking. This thoughtfully designed property offers luxurious features and ample space for multi-generational living. The main floor boasts both a living room and family room, perfect for relaxing or entertaining guests. A modern main kitchen with a large island, induction stove (with a gas line available for future upgrade), is complemented by a fully equipped spice kitchen that includes a gas stove, sink, and fridge. A guest bedroom and full bathroom on the main floor offer convenience and flexibility, while the extended double garage adds extra room for vehicles and storage. Upstairs, you'll find a spacious master bedroom with a walk-in closet and a private ensuite featuring a jacuzzi tub, standing shower, and his-and-her sinks. Two additional bedrooms each have their own attached washroom and walk-in closet. A bonus room, upstairs laundry with washer and dryer, and a dedicated prayer or office room complete the upper level. The basement features an illegal suite with a separate entrance, offering a living room, two bedrooms (one with a walk-in closet), a full washroom with a standing shower, and a newly added kitchen with new appliances. It also includes its own washer and dryer. Additional features include a fully fenced backyard with a deck and shed, rough-in for central vacuum and A/C, built-in speakers on the main floor and upper level, a security system with cameras, and gas lines installed in the garage (for potential heating) and on the deck for a BBQ. From the most recent intensive hailstorm, the siding of the home was repaired in March 2025, and the roof was repaired in September 2025, ensuring peace of mind for future owners. This home combines comfort, style, and functionality in a prime location — a true gem in the heart

of Savanna. Book now!