

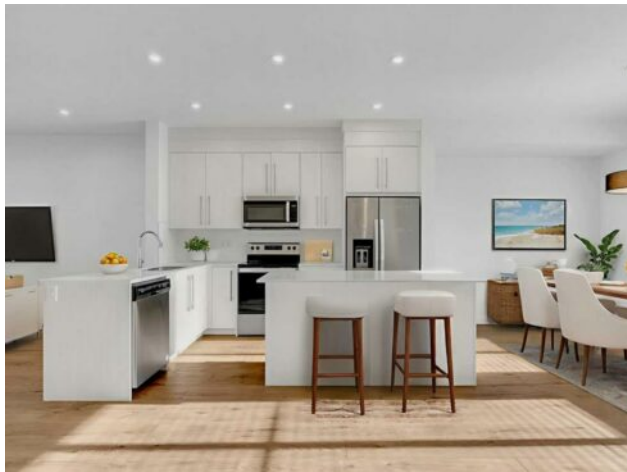


GRASSROOTS
REALTY GROUP

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657 Savanna Boulevard NE
Calgary, Alberta

MLS # A2245890



\$489,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,660 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, Paved		

Heating:	Standard, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

| LOW CONDO FEES | DOUBLE GARAGE | 4 BED & 2.5 BATH | 1600+ SQFT | Discover contemporary living at its best in this stunning newly built townhome by Truman Homes, situated in the highly sought-after Savanna community in Saddle Ridge, Calgary. This thoughtfully designed 3-storey home boasts 4 bedrooms, 2.5 bathrooms, and a double attached garage—with an additional storage space. The bright, open-concept second floor is filled with natural light from expansive North & South Facing windows, while the living room opens onto a large balcony—ideal for relaxing or entertaining. The modern chef’s kitchen showcases sleek quartz countertops, stainless steel appliances, a large island, soft-close cabinetry, and a spacious pantry for extra storage. Next to the chef’s kitchen, you’ll find a dedicated dining area perfect for meals and gatherings. Completing this level is a two-piece powder room, featuring a sink, lavatory, and a large window for added brightness. Upstairs, you’ll find three inviting bedrooms, including a primary suite with elegant tray ceilings, a roomy walk-in closet, and a private 4-piece ensuite. The two additional bedrooms are generously sized, each with its own private closet, and they share a well-appointed 4-piece bathroom. A conveniently located side-by-side washer and dryer on this level add to the home’s functionality. The ground floor offers access to your double garage and a flexible bedroom, perfect for use as an office, guest room, or flex space, with ample natural light streaming in through its north-facing windows. Located just steps away from Savanna Bazaar, you’ll enjoy easy access to groceries, dining, and daily essentials. Commuters will love the proximity to major routes such as Airport Trail, 88th Ave, Metis Trail, and Stoney Trail, as well as nearby public transit options like

Saddletowne Station. Whether you're an investor seeking a rental property or a first-time homebuyer, this unit offers an unbeatable combination of location and value. Schedule your viewing today!