



**GRASSROOTS**  
REALTY GROUP

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268 Savanna Terrace NE  
Calgary, Alberta

MLS # A2249474



**\$749,999**

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Saddle Ridge           |        |                  |
| Type:     | Residential/House      |        |                  |
| Style:    | 2 Storey               |        |                  |
| Size:     | 1,601 sq.ft.           | Age:   | 2024 (1 yrs old) |
| Beds:     | 6                      | Baths: | 4                |
| Garage:   | Double Garage Detached |        |                  |
| Lot Size: | 0.06 Acre              |        |                  |
| Lot Feat: | Zero Lot Line          |        |                  |

|             |                                                                                                                       |            |     |
|-------------|-----------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air                                                                                                            | Water:     | -   |
| Floors:     | Carpet, Laminate, Linoleum, Tile                                                                                      | Sewer:     | -   |
| Roof:       | Asphalt                                                                                                               | Condo Fee: | -   |
| Basement:   | Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade                                                      | LLD:       | -   |
| Exterior:   | Concrete, Vinyl Siding                                                                                                | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                       | Utilities: | -   |
| Features:   | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |            |     |

**Inclusions:** 2 Garage Doors

Welcome to this exquisite 2024-built detached residence, nestled in the highly desirable Savanna community of Calgary, offering over 2,300 sq ft of sophisticated living space. The main floor is thoughtfully designed with a versatile bedroom and a sleek 3-piece bathroom, perfect for accommodating guests or multigenerational living. The gourmet kitchen is a culinary masterpiece, featuring luxurious quartz countertops, premium stainless steel appliances—including a built-in microwave and a state-of-the-art French door refrigerator—and an elegant tile backsplash, all seamlessly flowing into an expansive dining area and a luminous living room, ideal for both relaxation and entertaining. Ascend to the upper level, where the opulent primary suite awaits, complete with a walk-in closet and a 4-piece ensuite. Two additional generously sized bedrooms, another well-appointed 4-piece bathroom, a spacious bonus room, and convenient upper-level laundry further enhance this level. The fully finished, 2 bedrooms legal basement suite, meticulously crafted by the original builder, a full bathroom, a modern kitchen, a welcoming living area, a separate entrance, and private laundry—perfect for extended family or lucrative rental income. Outside, the low-maintenance landscaping and striking concrete front steps complete the home along with the 2-car oversize garage 22 feet by 22 feet, offering a harmonious blend of refined upgrades and practical design for effortless. Please book this beautiful home before it's gone.