



GRASSROOTS
REALTY GROUP

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22 Savanna Villas NE
Calgary, Alberta

MLS # A2251065



\$629,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,761 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		
Inclusions:	none		

THIS HOUSE IS LOADED WITH UPGRADES LIKE QUARTZ KITCHEN AND BATHROOM COUNTER TOPS,KNOCK DOWN CEILING,9 FT. CEILING ON ALL THREE LEVELS. MAIN FLOOR LUXURY VINYL PLANKS,UPGRADED APPLIANCES ,UPGRADED KITCHEN CABINETS.MASTER BEDROOM WITH FULL BATH AND WALK-IN CLOSET AND 2 MORE GOOD SIZE BEDROOMS ON UPPER LEVEL+ BONUS ROOM ON UPPER LEVEL, LAUNDRY ROOM ON UPPER LEVEL . KITCHEN WITH ISLAND AND PANTRY.OVER SIZE DOUBLE DETACHED GARAGE. BASEMENT IS UN FINISHED WITH SEPARATE ENTRANCE AND 9 FT. CEILING ASWELL. CLOSE TO BUS,SCHOOL,SIKH TEMPLE, SHOPPING AND VERY GOOD ACCESS TO ALL THE MAJOR ROUTES. VERY EASY TO SHOW ANY TIME. HOUSE SHOWS VERY WELL. A MUST TO SEE TO APPRECIATE.