



**GRASSROOTS**  
REALTY GROUP

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

**344 Savanna Avenue NE**  
**Calgary, Alberta**

**MLS # A2251216**



**\$699,900**

|                  |                                                           |               |                  |
|------------------|-----------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Saddle Ridge                                              |               |                  |
| <b>Type:</b>     | Residential/Duplex                                        |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                           |               |                  |
| <b>Size:</b>     | 1,877 sq.ft.                                              | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 4                                                         | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                                    |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                                                 |               |                  |
| <b>Lot Feat:</b> | Back Yard, Interior Lot, Rectangular Lot, Street Lighting |               |                  |

|                    |                                                                                                                                                                                                                                                                |                   |     |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                                                                                                                                                                     | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                                                                                                                                                                              | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                                                                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Suite                                                                                                                                                                                                                           | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                                                                                                                                                       | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                                                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Sound |                   |     |
| <b>Inclusions:</b> | Electric Range , Microwave, Hood Fan, Refrigerator, Washer/Dryer stacked                                                                                                                                                                                       |                   |     |

**\*\*Double Attached Garage Semi-Detached Home with a 1 Bed Basement Suite (illegal)\*\* | 1,877 SqFt | 4 Bedrooms | 3.5 Bathrooms | Modern Finishes | Wired For Sound | Quartz Countertops | Stainless Steel Appliances | Sparkling Chef's Kitchen | Spice Kitchen | Full Height Cabinets | Kitchen Island with Barstool Seating | Spice Kitchen Gas Cooktop & Range Hood | Upper Level Bonus Room | Spacious Bedrooms | Primary Ensuite Bathroom | Custom Closets | Upper Level Laundry Room | x Bedroom Basement Suite(illegal) | Separate Entry | Separate Basement Laundry | Great Kitchen | Full Height Cabinets & Stainless Steel Appliances | Open Floor Plan | Sizeable Bedrooms & 4pc Bath | Incredible Backyard | Deck | Lawn | Front Attached Double Garage | Driveway | Additional Street Parking. Welcome to this stunning 2-storey semi-detached home boasting 2,548 SqFt of developed living space throughout the main, upper & lower levels. The front door opens to a foyer with closet storage & open to below ceilings. The first living space is a great space for comfortable day seating. The open floor plan kitchen, dining & family rooms are an opportunity to host all your family gatherings. The sparkling kitchen is outfitted with full height upper cabinets, quartz countertops, stainless steel appliances & a large centre island with barstool seating. Keep this space clean & use the spice kitchen which holds a gas cooktop, range hood & additional cabinet storage. The dining & family rooms are bright with natural light beaming in through the large windows that overlook the backyard. The rear door leads to a great deck and backyard making indoor/outdoor living easy! The family room has an electric fireplace that sprinkles a flare of style. The main level is complete with a 2pc bath. Upstairs has plush carpet flooring & a grand bonus room at the top of the stairs giving you a**

comfortable & private space to unwind in the evenings. The primary bedroom is a personal oasis with a deep walk-in closet & private 5pc ensuite. The ensuite bath has a double vanity encased in quartz, a deep soaking tub & a walk-in shower. Bedrooms 2 & 3 on the other end of the upper level are both a great size and share the 4pc bath with a tub/shower combo. All bathrooms have full height mirrors too which is great for visibility but also enhances the space. The upper level laundry is a treat as its near all the bedrooms. Downstairs, the 1-bedroom basement suite(illegal) with a separate entry & its own laundry is a fully independent level of this home. The kitchen & rec room layout are great as it grants space for both living & dining. The basement bedroom is a good size & there's also a 4pc bath with a deep tub/shower combo. Outside is a gorgeous backyard and deck. The deck has a built-in gas line for those summer BBQs! The side entry to the basement has a concrete path making it a distinct entryway for the basement. The interior garage is painted & has a sink & custom cabinetry. Hurry & book your showing today!