



GRASSROOTS
REALTY GROUP

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153 Savanna NE
Calgary, Alberta

MLS # A2251747



\$429,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,575 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Paved		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 336
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your new home in the vibrant community of Saddle Ridge! This beautiful townhouse offers 3 spacious bedrooms, 2.5 bathrooms, and a bright, open-concept layout perfect for modern living. The main floor features a sizable living room that seamlessly flows into the kitchen and dining area — ideal for entertaining. The kitchen is equipped with sleek stainless steel appliances, a long kitchen island with elegant quartz countertops, and a cozy dining nook tucked comfortably in the corner. Upstairs, you'll find three well-sized bedrooms, including a primary suite complete with a walk-in closet and private en-suite bathroom. The additional two bedrooms are generous in size and share a full bathroom. For added convenience, the laundry room is also located upstairs, making laundry days easier and more efficient. Additional features include a single attached garage for your convenience. This home is perfectly situated just a 5-minute drive to the LRT station and major shopping centers, with restaurants just a short 5-minute walk away. Families will appreciate the nearby schools, and nature lovers will enjoy scenic walks around the nearby ponds. Don't miss the opportunity to own this wonderful home in a well-connected, family-friendly neighborhood!