



**GRASSROOTS**  
REALTY GROUP

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**619 Savanna Crescent NE**  
**Calgary, Alberta**

**MLS # A2252944**



**\$619,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,468 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot, Street Lighting, Zero Lot Line		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance		

**Inclusions:** No

Welcome to this brand new, move-in ready 2-storey home located in the highly sought-after Savanna Community. This home features a spacious main floor with 9' ceilings, a welcoming foyer, a well-appointed kitchen with a gas line for a future stove, a walk-in pantry, and a large central island. You'll also find a convenient powder room and a mudroom with access to the backyard. Upstairs, the bright primary suite includes a walk-in closet and private ensuite, alongside two additional bedrooms and a full bathroom, perfect for a growing family. The unspoiled basement offers potential for future development with a separate entry, 9' ceiling height, large egress windows, and is roughed in for a future bath and bar, equipped with a 200 AMP electrical panel. The property is ideally situated for your convenience, with shopping, restaurants, banks, and registry services just a short walk away. Additionally, it offers easy access to major routes and highways. The home is brand new and ready for you to enjoy.