



GRASSROOTS
REALTY GROUP

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

178 Savanna Park NE
Calgary, Alberta

MLS # A2253005



\$689,900

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,644 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.65 Acre		
Lot Feat:	Back Lane, Gazebo, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	Gazebo		

Welcome to this stunning, well-maintained property in the highly desirable community of Savanna, Saddle Ridge on the market for the first time! Offering over 2,300 sq. ft. of developed living space, this home has it all: a bright open layout, spacious living and dining areas, modern kitchen, and convenient half bath on the main floor. Upstairs, you'll find a luxurious primary suite with its own ensuite and two walk-in closets, plus two additional bedrooms, a full bath, and dedicated laundry. The fully developed basement features a legal suite with a private entrance, full kitchen, living room, bedroom, and bath perfect for extended family or rental income. Enjoy summer days in the landscaped backyard with a gazebo and patio, plus an insulated double detached garage. Central A/C keeps you cool in Calgary's warm weather. Located close to schools (including TLC Chris Akkerman), shopping, Calgary International Airport, and major routes like Stoney Trail and Deerfoot. Ideal for first-time buyers or savvy investors—this is the one you've been waiting for!