



GRASSROOTS
REALTY GROUP

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310 Savanna Terrace NE
Calgary, Alberta

MLS # A2254585



\$619,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,463 sq.ft.	Age:	2022 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: None

Open house oct 04/05 Sat/Sun from 11:00Am to 03:00PM. Welcome to this beautifully designed 2022-built laned home that combines modern style with everyday functionality. Offering 5 bedrooms and 3.5 bathrooms, this property provides exceptional space for a growing family or anyone seeking comfort with convenience. Step inside to a bright and inviting open-concept main floor, highlighted by large windows that fill the home with natural light. The spacious living area flows seamlessly into the dining space and contemporary kitchen, which features modern cabinetry, sleek countertops, and plenty of room for entertaining. Upstairs, the thoughtfully planned layout includes generously sized bedrooms, each offering ample closet space. The primary suite is a private retreat, complete with a well-appointed ensuite bathroom designed for relaxation. The finished basement with sperate entrance expands your living options, providing 2 additional bedrooms and full bathroom flexible areas that can be tailored for family, guests. Situated in a desirable community close to schools, shopping, parks, and transit, this home offers both comfort and accessibility. Move-in ready and only built in 2022, it’s the perfect place to create lasting memories. The basement has a potential that can be easily turned into a suite with proper permits from the city.