



GRASSROOTS
REALTY GROUP

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187 Savanna Parade NE
Calgary, Alberta

MLS # A2258484



\$495,000

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,394 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage, Walk-In Closet(s)		

Inclusions: Door Bell Camera, Digital Thermostat

This inviting 2 storey semi-detached home in Saddleridge is the perfect blend of comfort and convenience ideal for families, first-time buyers, or investors alike. Step inside to a bright and welcoming main floor, where large windows fill the living room with natural light. The dining area is perfect for family meals or hosting friends, while the kitchen boasts rich cabinetry, stainless steel appliances, and ample prep space for the home chef. Upstairs, unwind in your private primary retreat, featuring a spacious walk-in closet and a 4-piece ensuite. Two additional bedrooms and a full bathroom offer plenty of space for kids, guests, or a home office, and the upper-level laundry makes chores a breeze. The lower level is a blank canvas ready for your dream family room, gym, or play space. Outside, the yard is waiting for your personal touches. Located in the vibrant community of Saddleridge, you'll enjoy easy access to schools, playgrounds, parks, shopping, dining, and the Saddletowne LRT station. A home that checks all the boxes—don't miss your chance to see it!