

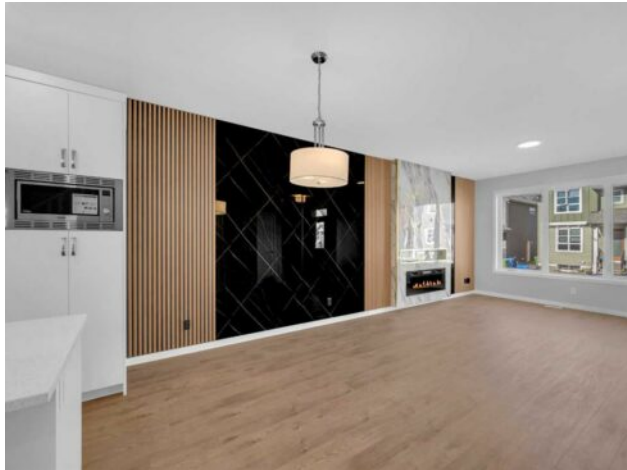


GRASSROOTS
REALTY GROUP

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61 Savanna Place NE
Calgary, Alberta

MLS # A2262015



\$689,900

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,762 sq.ft.	Age:	2025 (0 yrs old)
Beds:	6	Baths:	4
Garage:	Off Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Asphalt, Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters, Vaulted Ceiling(s)		

Inclusions: Security cameras with monitor screen, Smart door Lock, Electric Fireplace

Welcome to this stunning brand new attached home in the vibrant community of Savanna. Offering a rare combination of FOUR bedrooms above grade plus a TWO-bedroom LEGAL SUITE, this home is designed to meet the needs of growing families and savvy investors alike. The main floor sets the tone with an OPEN-CONCEPT layout and designer finishes throughout. A bedroom with a full 3-piece bath across the hall makes this level ideal for guests or multi-generational living. The spacious living area is enhanced by FEATURE WALLS, an ELECTRIC FIREPLACE, and luxury vinyl plank flooring, creating a warm yet sophisticated atmosphere. At the heart of the home lies the chef-inspired kitchen, complete with CEILING-HEIGHT cabinetry, two banks of pot and pan drawers, upgraded STAINLESS STEEL appliances (including GAS RANGE, CHIMNEY HOOD FAN, and BUILT-IN MICROWAVE), as well as engineered STONE COUNTERTOP. A large island with seating, walk-in pantry, and even a pre-installed SMART DOOR LOCK AND SECURITY CAMERA SYSTEM with wall-mounted monitor add both function and peace of mind. Upstairs, a VAULTED CENTRAL bonus room with pot lighting offers the perfect space for family gatherings or movie nights. The primary suite is a true retreat, featuring a walk-in closet and a spa-like ensuite with stone countertops. Two additional bedrooms, a full bath, and a conveniently located laundry room complete the upper floor. The two-bedroom legal suite (separate entrance, furnace, and thermostat—subject to city approval) is nearly finished, providing an excellent mortgage helper or rental opportunity in this highly desirable location. Additional highlights include: South-facing backyard for all-day sunshine 20x20 gravel parking pad Front yard sod FINISHED Quick possession available With schools, shopping,

dining, recreation, and transit all just minutes away, this is a home that combines comfort, convenience, and investment potential. Don't miss your chance to own this never-lived-in gem in Savanna—where modern living meets everyday practicality.