



**GRASSROOTS**  
REALTY GROUP

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96 Savanna Lane NE  
Calgary, Alberta

MLS # A2262370



**\$709,000**

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,852 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Zero Lot Line		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: NA

Welcome to this beautiful, well-maintained home located in the desirable community of Savanna. This 4-bed, 3.5-bath house is an amazing property to call your dream home. On the main floor, you will find a spacious living room, a dining area, and a beautiful modern kitchen with stainless steel appliances, Gas stove, quartz countertops, and ample storage space. Upstairs, there is the master bedroom with an ensuite, two additional spacious bedrooms with a full washroom, a spacious bonus room, and a laundry room located near the bedrooms. Large windows throughout the house fill this house with natural light. The fully finished LEGAL 1-bedroom, 1-bathroom basement suite has its own separate entrance. The backyard is fully fenced, and the property is conveniently located close to parks, schools, LRT stations, public transportation, and other amenities. Get in touch with us or call your favourite realtor right now to arrange a private showing of this amazing home!