



GRASSROOTS
REALTY GROUP

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39 Savanna Way NE
Calgary, Alberta

MLS # A2266784



\$729,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,013 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

ATTACHED DOUBLE GARAGE!! BASEMENT WITH SEPARATE ENTRANCE & ROUGH-IN FOR KITCHEN + LAUNDRY (POTENTIAL LEGAL SUITE & SUBJECT TO CITY APPROVAL)!! 2700+ SQFT OF LIVING SPACE!! PERGOLA IN BACKYARD!! 3 BEDROOMS!! 3.5 BATH!! A thoughtful floor plan that balances style and practicality! The main floor offers a spacious living area with big bright windows, a stylish kitchen with island, pantry, and plenty of cabinetry, a dining area with direct access to the backyard. A 2PC BATH completes the main floor. Upstairs features 3 BEDROOMS + OFFICE + HUGE BONUS ROOM. The PRIMARY BEDROOM comes with a walk-in closet and private 3PC ENSUITE BATH. Other 2 BEDROOMS share a 4PC BATH, and the office is perfect for work or study. Convenient UPPER-LEVEL LAUNDRY is right where you need it. The BASEMENT has its OWN SEPARATE ENTRANCE, with a large rec room and another 3PC BATH. Step outside to a beautifully built PERGOLA with seating, privacy greenery, and string lighting—the perfect spot for evening relaxation or entertaining guests. The backyard also includes a lawn area and space to enjoy the outdoors. All this in a prime location close to shopping, schools, and playgrounds. A FAMILY HOME THAT COMBINES COMFORT, FLEXIBILITY, AND A BACKYARD MADE FOR MEMORIES.