



GRASSROOTS
REALTY GROUP

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10077 46 Street NE
Calgary, Alberta

MLS # A2269291



\$639,900

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,633 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Cal Zone
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Beautiful Semi-Detached house in the heart of Savanna, As you walk into the house you will see a huge living room Open concept. Beautiful kitchen, Quartz countertops, with all modern and stainless steel appliances, 3 Full washrooms & 1 half bathroom, 9 feet ceiling on the main floor. 3 bedrooms upstairs. Master has master Ensuite bathroom. Laundry upstairs. Separate entrance for the basement. Beautiful 1 bedroom basement with Huge size living room & big size flex room as well, separate full bathroom, with durable and eye-catching LVP Flooring, Fully Double garage concrete Pad