



GRASSROOTS
REALTY GROUP

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155 Savanna Way NE
Calgary, Alberta

MLS # A2269753



\$749,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,164 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.07 Acre		
Lot Feat:	Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: IN BASEMENT: REFRIGERATOR, ELECTRIC STOVE, RANGE HOOD FAN AND WASHER/ DRYER STACKED

Welcome to this stunning front-garage detached home in the sought-after community of Savanna, NE Calgary! Featuring over 2,164 sq. ft. of thoughtfully designed living space, this beautiful property offers 4 bedrooms, 3.5 bathrooms, a bonus room, a den, and a fully finished basement with a separate side entrance. As you step inside, you are greeted by a bright and spacious foyer with convenient garage access. The main floor boasts an open-concept layout with a large living area filled with natural light. The modern kitchen is a chef's dream, complete with quartz countertops, stainless steel appliances, a walk-through pantry with access from the garage, and a functional island overlooking the dining and living areas. Additionally, 2pcs Bathroom completes the main floor. Upstairs, you'll find a versatile bonus room perfect for family entertainment. The luxurious primary suite features a 4-piece ensuite and a walk-in closet, while two additional bedrooms with walk-in closets, a full bathroom and a laundry room complete the upper level. The fully finished basement (illegal suite) with its own side entrance offers incredible flexibility, featuring a spacious rec room, 1 bedroom, a den, and a full bathroom. Enjoy outdoor living in the fully fenced backyard with a built-in deck—perfect for gatherings and relaxation. Situated in a prime location close to schools, shopping, transit, and all major amenities, this home is move-in ready and waiting for its new owners. Don't miss the opportunity to make this your dream home. Book your private showing today!