

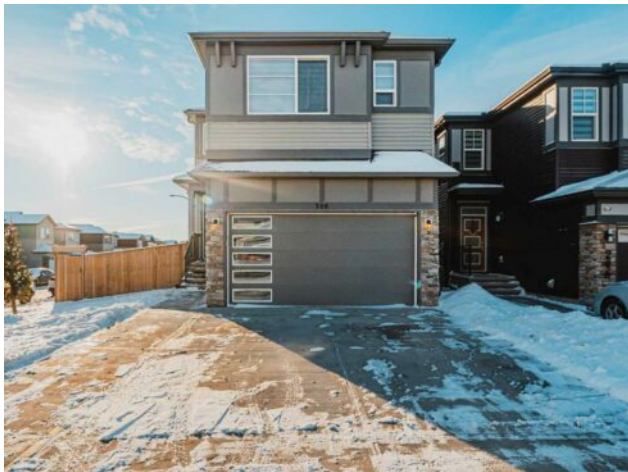


GRASSROOTS
REALTY GROUP

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300 Savanna Way NE
Calgary, Alberta

MLS # A2273525



\$925,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,668 sq.ft.	Age:	2022 (3 yrs old)
Beds:	6	Baths:	6
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insula		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot, Landscaped, Level, Low Maintenance Landscape, Street Lighting		

Heating: Electric, Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Beamed Ceilings, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Skylight(s), Walk-In Closet(s)

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

“Luxury Upgrades + Income Potential of~\$2000 Per Month!” Welcome to this stunning 6 bed, 6 bath, 4,200 sqft masterpiece sitting proudly on a corner lot in a prime, amenity-rich community. Thoughtfully designed with convenience and elegance, this home features a main-floor bedroom with full bath and dual master suites, ideal for large or multi-generational families. The gourmet kitchen boasts quartz countertops, upgraded appliances, cabinets to the ceiling, and a fully equipped spice kitchen—perfect for culinary enthusiasts. Enjoy the dramatic open-to-above living area, with feature wall and electric fireplace. Living and dining area bringing in a lot of sunlight with Over sized windows, a spacious laundry room with sink and extra storage, and a low-maintenance backyard for effortless outdoor living. Adding incredible value, the home includes two basement suites (Legal and Illegal Bachelor Suite), already rented with tenants willing to stay—offering income potential of \$2,000+ monthly. A separate entrance ensures privacy and convenience. Located walking distance from parks, 2 minutes from the plaza, and only 5–10 minutes to the airport and train station, this home offers unmatched comfort, luxury, and investment opportunity.