



GRASSROOTS
REALTY GROUP

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61 Savanna Link NE
Calgary, Alberta

MLS # A2273618



\$685,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,605 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: Fridge, Microwave, Stove, Washer and Dryer in basement. Wall mounts in upper suite.

Welcome to this well-designed detached two-story home offering a bright, functional layout and a fully legal basement suite. The upper level features three generous bedrooms, including a comfortable primary suite complete with a walk-in closet and a well-appointed ensuite. A spacious bonus room and convenient upper-floor laundry round out this ideal family level. The main floor is wide open and filled with natural light, anchored by a large kitchen at the back of the home—perfect for cooking, hosting, or gathering with the family. The open-concept living and dining areas create a seamless flow for everyday living. The professionally finished legal basement suite includes its own full kitchen, living area, a large bedroom, and a private bathroom—an excellent mortgage helper or space for extended family. The roof was replaced, offering peace of mind for years to come. A great opportunity to own a versatile, well-kept home with income potential in a family-friendly location.