



GRASSROOTS
REALTY GROUP

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140 Savanna Road NE
Calgary, Alberta

MLS # A2280503



\$599,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,446 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: NA

Welcome to this beautifully designed two-story home located in the desirable community of Saddle Ridge in Savanna, offering 1,446 square feet of thoughtfully planned living space that blends modern style with everyday comfort. The contemporary exterior features warm neutral tones, clean architectural lines, and craftsman-inspired details that create excellent curb appeal. Inside, the home offers 3 bedrooms and 2.5 bathrooms, making it ideal for families, professionals, or those seeking flexible living space. Large windows on both levels flood the home with natural light, creating a bright and inviting atmosphere throughout. The functional layout provides comfortable living and entertaining areas, with private, well-sized bedrooms on the upper level. A covered front porch adds charm and practicality, while the detached double car garage offers ample parking and storage. The low-maintenance front yard ensures easy upkeep. Situated in the vibrant and growing Saddle Ridge (Savanna) community, this home is close to schools, parks, shopping, public transit, and major roadways—perfect for modern urban living. A move-in-ready opportunity to own a stylish home in one of Calgary’s most sought-after newer communities.