



**GRASSROOTS**  
REALTY GROUP

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**10097 46 Street NE**  
**Calgary, Alberta**

**MLS # A2280652**



**\$649,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,664 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows		
<b>Inclusions:</b>	N/A		

This stunning 2019-built detached home WITH 4 Bed , 4 Bath, Illegal basement suite with side entrance & Double detached Garage kept in immaculate condition located in the highly desirable Savanna community is a must-see. Boasting over 2,300 sqft of beautifully designed living space, this residence seamlessly combines modern luxury with functionality. The exterior has immense curb appeal while interior has been done with light modern colours and features many windows . A few step in Main level 9-foot ceilings enhancing the sense of space, the open-concept layout highlights a contemporary kitchen, complete with sleek finishes, granite countertop and charming back splash & Top Notch stainless steel appliances. Whether for daily use or entertaining guests ,The bright and airy living & dining area benefit from large windows that fill the space with natural light. The upper level features modern wrought iron railings & three generously sized bedrooms including one big size master bedroom with 5pc Ensuite & one full common bathroom , ensuring both comfort and convenience for the whole family. The fully finished basement includes a illegal basement suite, offering versatility as a private retreat for family or visitors. This illegal basement suite mirrors the main level's high standards, featuring its own kitchen, living area, and bedroom and 3pc full bathroom & laundry rough inn. This home is ideally situated near local amenities, schools, and parks, making it perfect for family living. With its impressive size, modern features is a rare find. Don't miss the opportunity to own this exceptional home. Arrange a viewing and discover all the benefits it has to offer