



**GRASSROOTS**  
REALTY GROUP

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**10077 46 Street NE**  
**Calgary, Alberta**

**MLS # A2281546**



**\$629,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,633 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Cal Zone
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** none

Beautiful Semi-Detached house in the heart of Savanna, As you walk into the house you will see a huge living room Open concept. Beautiful kitchen, Quartz countertops, with all modern and stainless steel appliances, 3 Full washrooms & 1 half bathroom, 9 feet ceiling on the main floor. 3 bedrooms upstairs. Master has master Ensuite bathroom. Laundry upstairs. Separate entrance for the basement. Beautiful 1 bedroom basement with Huge size living room & big size flex room as well, separate full bathroom, with durable and eye-catching LVP Flooring, Fully Double garage concrete Pad