



GRASSROOTS
REALTY GROUP

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231 Savanna Walk NE
Calgary, Alberta

MLS # A2284935



\$459,900

Division:	Saddle Ridge		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,530 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 380
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: N/A

Attached Garage | 3-Bedrooms | 2.5 Bathrooms | Open Floor Plan | Quartz Countertops | Stainless Appliances | 2-Balconies. Welcome to this stunning and beautiful 3-storey, 3-bedroom townhouse with an open living space. The front door opens to a stairwell that leads directly up to the main living area on the 2nd floor. At the rear of the unit is a single attached garage with its own stairwell to the 2nd level. The main living area is an open floor plan kitchen, dining and living area. The kitchen is finished with quartz countertops, stainless steel appliances, ample cabinet space and barstool seating. The dining area is a good size, located just off the kitchen. The living room has plenty of large windows which let natural light fill the space. The door off the living room leads to the North facing balcony with a gas-line great for BBQing!. This level is complete with a 2pc bathroom. Head upstairs to find 3 great sized bedrooms, all with plush carpet flooring. The primary bedroom in the middle, has a private North Facing balcony as an added bonus! The main 4pc bathroom has a tub/shower combo and single vanity with storage below. The laundry room located on this upper level is an added convenience as it is located near all the bedrooms. This townhome is located in the popular neighborhood of Savanna with tons of shopping, walking paths, parks and playgrounds nearby! Hurry and book a showing at this incredible home today!