



**572 Savanna Boulevard NE
Calgary, Alberta**

MLS # A2285171



\$399,997

Division: Saddle Ridge

Type: Residential/Five Plus

Style: 3 (or more) Storey

Size: 1,493 sq.ft. **Age:** 2020 (6 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Double Garage Attached

Lot Size: -

Lot Feat: Corner Lot

Heating: Forced Air

Water: -

Floors: Carpet, Ceramic Tile, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 380

Basement: None

LLD: -

Exterior: Wood Frame

Zoning: M-1 d100

Foundation: Perimeter Wall

Utilities: -

Features: Granite Counters, No Animal Home, No Smoking Home

Inclusions: na

Welcome to this beautifully upgraded 3-bedroom, 2.5-bath **CORNER** unit townhome located in the highly sought-after community of Savanna in Saddle Ridge right by the SAVANNA BAZAAR. This townhouse faces SAVANNA BLVD and has future bus stop right at the doorstep. This house is very well kept and maintained by its first proud owners. This open-concept layout features a bright and spacious main floor with a contemporary kitchen, upgraded finishes, and seamless access from the **DOUBLE ATTACHED GARAGE**. Upon entering, the house offers spacious den which can be used for office space, workout space, etc. This house has oversized windows all around the house offering ample amount of NATURAL LIGHT in the house all day long. Upstairs, you'll find **THREE WELL SIZED BEDROOMS**, including a generous primary suite complete with a 3-piece ensuite, plus another full bathroom for added convenience. This house is situated just minutes from schools, playground, shopping, dining, medical clinics, and the Saddletowne LRT station. This home offers incredible value and awaits for a new owner.