



GRASSROOTS
REALTY GROUP

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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.