



GRASSROOTS
REALTY GROUP

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33 Savanna Place NE
Calgary, Alberta

MLS # A2286886



\$609,900

| | | | |
|------------------|---------------------------------|---------------|------------------|
| Division: | Saddle Ridge | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,802 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Back Lane | | |

| | | | |
|--------------------|----------------------------------------------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board, Composite Siding, Vinyl Siding, Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island | | |

Inclusions: n/a

The Lucca by Cardel Homes — a move-in ready paired home in NE Calgary's Savanna. Another example of Cardel's consistent brand value of better design and quality that uniquely stands out in the marketplace. This 1802 sq. ft. single family home is designed for the buyer that values premium architectural style, a professional designed curated interior, a functional layout, thoughtful finishes, light-filled living spaces, a fantastic floor plan that features upgraded kitchen and bathroom designs, including a main floor bedroom and full bath and upper floor loft. Experience Cardel's better design and quality — all for under \$620K.