



151 Savanna Walk NE
Calgary, Alberta

MLS # A2293195



\$409,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,481 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 380
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	Garage door opener and window coverings		

OPEN HOUSE SUNDAY MARCH 15TH: 2PM-4PMSTOP THE SCROLL** - One of the Best Townhomes in Savanna at an UNBEATABLE LOCATION! Featuring an ATTACHED GARAGE & PRIVATE DRIVEWAY, offering Nearly 1,500 SQFT of Bright, Modern Living - Watch the Video. 3 BEDROOMS | 2.5 BATHROOMS | 9 FT CEILINGS | OPEN CONCEPT | QUARTZ COUNTERTOPS | STAINLESS STEEL APPLIANCES | EXTENDED KITCHEN ISLAND | 2 BALCONIES | BONUS FLEX SPACE | WALK TO UPCOMING SCHOOL | MINUTES TO SAVANNA BAZAAR & GURUDWARA SAHIB | BEAUTIFUL COURTYARD AT THE FRONT Step inside this upgraded and modern townhome, where you are welcomed by a bright open-concept main floor featuring 9 FT ceilings and large windows, allowing natural light to pour in throughout the day. The spacious living room creates the perfect setting to relax with family or entertain guests. The stunning chef-inspired kitchen is truly the heart of the home, featuring elegant cabinetry with soft-close doors, quartz countertops, stainless steel appliances, a corner pantry, and an extended central island with beautiful pendant lighting-perfect for both meal preparation and entertaining. The main level also includes a dedicated dining area, convenient half bathroom, and a laundry area, making everyday living both practical and comfortable. Step outside onto your private balcony, ideal for BBQs and outdoor relaxation. Upstairs you'll find three spacious bedrooms, including the primary retreat with a walk-in closet and a 4-piece ensuite bathroom. Two additional bedrooms - one featuring its own private balcony - both include built-in closets and are perfectly positioned next to the main bathroom, offering comfortable space for family members or guests. The upper-level bonus/flex space is perfect for a home office,

study area, or reading nook, adding valuable versatility for today's lifestyle. Location truly sets this home apart. Situated within walking distance to the upcoming school and Savanna Bazaar, you'll enjoy easy access to grocery stores, coffee shops, Chai Bar, restaurants, playgrounds, and everyday amenities. Commuting is convenient with a short drive to Saddletowne, Martindale, and McKnight LRT stations, as well as the Genesis Centre YMCA. Perfect for buyers searching for a Savanna townhouse with garage and driveway, a modern NE Calgary townhouse near Savanna Bazaar, or a bright open-concept home in Savanna Calgary close to schools and amenities. Townhomes in Savanna with both a private driveway and attached garage rarely come available - don't miss this opportunity. Book your private showing today!