



**154 Savanna Street NE
Calgary, Alberta**

MLS # A2297405



\$449,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,683 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Other, Paved		

Heating:	Central, Standard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 364
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-X1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, No Smoking Home, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

4 BEDROOMS | 2.5 BATHROOMS | 1600+ SQFT | Welcome to this beautifully built 3 storey townhome by Truman Homes, located in the desirable community of Savanna in Saddle Ridge. This modern and thoughtfully designed home features 4 bedrooms, 2.5 bathrooms, and a double attached garage with additional storage space. The bright and open concept second level is filled with natural light from large windows. The spacious living room offers direct access to a generous balcony, perfect for relaxing or entertaining. The contemporary kitchen is equipped with quartz countertops, stainless steel appliances, a large island, soft close cabinetry, and a pantry for added storage. Adjacent to the kitchen is a dedicated dining area, ideal for everyday meals and gatherings. A convenient two piece powder room with a large window completes this level. Upstairs, you'll find three well sized bedrooms, including a comfortable primary suite featuring tray ceilings, a walk in closet, and a private 4 piece ensuite. The additional two bedrooms each include their own closets and share a full 4 piece bathroom. A side by side washer and dryer on this floor adds extra convenience. The ground level offers access to the double attached garage along with a versatile fourth bedroom that can be used as a home office, guest room or flex space with plenty of natural light. Ideally located just steps from Savanna Bazaar, you'll have easy access to shopping, restaurants, and everyday amenities. Commuting is simple with quick connections to Airport Trail, 88 Avenue, Metis Trail and Stoney Trail along with nearby public transit including Saddletowne Station. Whether you're a first time buyer or an investor, this home offers an excellent opportunity in a fantastic location. Schedule your private viewing today!