



21 SAVANNA Green NE
Calgary, Alberta

MLS # A2304105



\$859,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,120 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Views		

Heating: Fireplace(s), Forced Air

Floors: Carpet, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

Welcome to this stunning and thoughtfully designed former builder show home, featuring a park-facing rear opportunity, built in 2016 and first purchased in 2019, proudly maintained by the original owner ever since! Offering over 2,100 sq ft above grade with a double attached heated garage and a fully developed illegal basement with separate entrance. The main floor features a bright open-concept layout with a spacious family room with fireplace, formal living room, dining area, modern kitchen complemented by a separate spice kitchen, mudroom, and 2-pc bath. Upstairs offers a large bonus room, convenient laundry, and 3 generous bedrooms including a primary retreat with walk-in closet and luxurious 5-pc ensuite, along with a well-appointed common 4-pc bathroom. The fully finished basement includes 2 bedrooms, full bath, kitchen, living area, and separate laundry—ideal for extended family or excellent rental potential.