



**52 Savanna Grove NE
Calgary, Alberta**

MLS # A2140753



\$899,888

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,569 sq.ft.	Age:	2016 (8 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Basement Appliances: Stove, Hood-Fan, Washer/Dryer, Refrigerator, Microwave

4 BEDROOMS | 2 MASTER BEDROOMS | SPICE KITCHEN | ILLEGAL BASEMENT SUITE | NEWLY RENOVATED | Nested within the esteemed community of Savanna in Saddleridge, this exquisite residence embodies a harmonious fusion of timeless sophistication and meticulous craftsmanship, boasting a generous 2568 square feet of living space. Step through the threshold to unveil an expansive, welcoming open-concept layout seamlessly integrating the living room, dining area, and kitchen. Sunlight streams through expansive windows, suffusing the interiors with a comforting glow, fostering an ambiance of warmth and hospitality. To the left of the foyer lies a sumptuous living area, meticulously appointed for both relaxation and entertainment, adorned with contemporary accents and finishes. The kitchen, the true heart of the home, is a culinary haven, featuring sleek and stylish design elements such as high-end stainless-steel appliances, quartz countertops, and abundant cabinetry, complemented by a convenient spice kitchen. This culinary sanctuary not only embodies functionality but also serves as a captivating focal point within the home. Offering six bedrooms and four full baths, including a luxurious master suite replete with a spacious layout, a walk-in closet, and an ensuite bathroom boasting a serene soaker tub strategically positioned by a large window overlooking the verdant yard, this residence exudes unparalleled comfort and refinement. An additional generously proportioned second master bedroom caters to the needs of larger families, ensuring ample space for all. Ascending to the upper level, you'll discover two more bedrooms accompanied by a capacious bonus room, providing versatile spaces ideal for various pursuits, whether it be a play area, a tranquil sanctuary, or a dedicated home office. The thoughtfully designed illegal basement offers two

additional bedrooms, presenting an excellent opportunity for rental income. This property boasts an array of upgrades, including an enhanced elevation, 9-foot ceilings in the basement, custom cabinets throughout, and upgraded counter heights with double vanities, culminating in a residence of unmatched distinction. Conveniently situated with easy access to parks, schools, shopping centers, and transit, this exceptional home invites you to indulge in the finest offerings of Calgary living. Don't miss the chance to make this extraordinary abode your own and embark on a journey of unparalleled luxury and comfort.