



GRASSROOTS
REALTY GROUP

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19 Savanna Parade NE
Calgary, Alberta

MLS # A2149845



\$639,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,472 sq.ft.	Age:	2016 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Location, Location, Location! Stunning Home in Vibrant Savannah. Welcome to this beautifully maintained home in the heart of Savannah! With 1,472 sqft of living space, this gorgeous residence offers a perfect blend of comfort and style. Upon entering, you're greeted by a spacious living area that seamlessly transitions into a contemporary kitchen with sleek quartz countertops. The adjacent dining area provides an ideal space for family meals and entertaining guests. The upper level includes 3 generously sized bedrooms, including the primary bedroom which boasts a luxurious 4pc ensuite and a spacious walk-in closet. Outside, the double detached garage adds practical convenience. Nestled in vibrant Savannah, you'll enjoy easy access to groceries, dental care, restaurants, registries, schools, and transportation, all just a short walk away. This house combines elegance, functionality, and an unbeatable location, making it an ideal choice for Calgary home buyers.