



**513 Savanna Drive NE**  
**Calgary, Alberta**

**MLS # A2159341**



**\$789,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Saddle Ridge           |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,041 sq.ft.           | <b>Age:</b>   | 2022 (2 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.07 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Yard              |               |                  |

|                    |                                 |                   |     |
|--------------------|---------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile                    | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished                | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Walk-In Closet(s)               |                   |     |

**Inclusions:** N/A

**\*\*Stunning 4-Bedroom Home with Upgrades in Savanna, Saddleridge Community, Calgary\*\*** Welcome to this impressive home with just under 2100 sq. ft. of developed living space in the desirable community of Savanna in Saddleridge. Built in 2022, this modern residence offers 4 spacious bedrooms ( 3 up plus 1 main floor) and 3 full bathrooms, perfect for a growing family. The main floor features a welcoming living area with a cozy electric fireplace, a bedroom, a full bathroom, and sleek vinyl flooring throughout. The kitchen and dining area are perfect for hosting gatherings or enjoying family meals. Upstairs, you'll find a versatile bonus room, ideal for a home office or playroom, and a convenient laundry room. The master suite boasts a private ensuite, while the additional 2 bedrooms share a full bathroom. The property includes a front double attached garage and a basement with a high 9-foot ceiling and side entrance, providing ample storage or potential for future development. This home is loaded with upgrades, ensuring a modern and comfortable living experience. Don't miss out on this fantastic opportunity to own a beautiful home in one of Calgary's most sought-after communities!