



**28 Savanna Link NE
Calgary, Alberta**

MLS # A2168419



\$789,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,278 sq.ft.	Age:	2021 (3 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home

Inclusions: window coverings

PRICE IMPROVEMENT!*Check out the Cinematic Video Tour***** Step into a world of elegance and convenience in this exceptional front-drive home located in the highly desirable neighborhood of Savanna. Thoughtfully designed for modern luxury, this residence makes an unforgettable first impression. From the grand, open-to-below foyer, the high-end finishes throughout set the tone for refined living. At the heart of this home is an upgraded kitchen featuring premium appliances, a gas range, high CFM chimney hood fan, and an extended island—perfect for culinary creations and effortless entertaining. The upgraded bright white lighting adds a sophisticated glow, illuminating the spacious dining and living areas that flow seamlessly together. A main-floor bedroom with a full bathroom offers exceptional convenience and flexibility for multi-generational living. Upstairs, upgraded carpeting complements a grand bonus room with vaulted ceilings. The upper level is custom-designed with two oversized master suites, each a private retreat of its own. One master bedroom features French doors, an ensuite with a tub, standing shower, dual sinks, and a spacious walk-in closet, while the second master offers a shared Jack-and-Jill bathroom. A third bedroom and a convenient upper-level laundry room complete this floor. An 865 sq. ft. unfinished basement with a 9-foot ceiling and bathroom rough-in is ready for future customization. Additional upgrades, including premium doors and hardware, add a refined touch to this luxurious home. Enjoy the convenience of being steps away from scenic walking paths, playgrounds, and Savanna Bazaar Shopping Centre, providing easy access to grocery stores, medical clinics, and dining options. Quick access to major roadways and Calgary International Airport offers both tranquility and connectivity. Occupied since December

2022, this nearly new home is move-in ready. Don't miss the chance to experience an elegant lifestyle in one of Calgary's most sought-after communities. Book your private tour today!