



**661 Savanna Boulevard NE
Calgary, Alberta**

MLS # A2176201



\$509,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,645 sq.ft.	Age:	2023 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tray Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Experience modern living at its finest in this exceptional 2023-built townhome by Truman Homes, nestled in Calgary's desirable Savanna, Saddle Ridge community. This spacious 3-storey residence offers 4 bedrooms, 2.5 bathrooms, and a heated double attached garage complete with a convenient storage area. The open-concept main floor is bathed in natural light from large south-facing windows, while the living room extends to a massive balcony with upgraded glass railings, creating a perfect space to unwind. The chef's kitchen has beautiful quartz countertops, stainless steel appliances, a large island, soft-closing cabinets, and a pantry that offers tons of storage. On the upper floor, you'll find three comfortable bedrooms, including a primary suite featuring luxurious tray ceilings, a spacious walk-in closet, and a private ensuite. Side-by-side washer and dryer on this level adds to the convenience. The ground floor includes a versatile bedroom, which can also be used as an office or flex room, with plenty of sunlight from its south-facing orientation. Perfectly located, this townhome is less than a minute's walk from Savanna Bazaar, offering groceries, dining, and daily conveniences at your doorstep. Commuters will appreciate quick access to major routes including Airport Trail, 88th Ave, Metis Trail, and Stoney Trail, along with easy transit options (Saddletowne Station and nearby bus routes). The area is family-friendly with a variety of schools nearby, including Saddle Ridge School, Gobind Sarvar, Al-Madinah, Manmeet Singh Bullar, Peter Lougheed, Light of Christ, and Nelson Mandela High School. Whether you're a first-time buyer or an investor, this home is an exceptional opportunity – previous tenants rented for \$2,600/month plus utilities. Don't miss out on this fantastic property!