



**367 Savanna Way NE**  
**Calgary, Alberta**

**MLS # A2176928**



**\$879,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,306 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, Street Lighting, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Other, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, French Door, High Ceilings, Kitchen Island		

**Inclusions:** NA

"This stunning family home is a rare find in the Calgary Northeast's most desired Savanna community in Saddleridge, boasting a double attached garage. This home is situated on a generous lot with a glorious south-facing view. The property has no direct neighbors behind it, offering enhanced privacy and unobstructed view. This gorgeous 2-storey home offers over 2,300 SqFt of breathtaking living space, including 5 bedrooms and 3 bathrooms. As you enter this fabulous home, you are greeted by the open-to-above foyer, full bed and three-piece bathroom. The spacious family room with a electric fireplace is perfect for entertaining. The chef-inspired elegant kitchen comes with built-in appliances, quartz countertops, and thoughtfully selected cabinets. The spice kitchen is an added feature to try all your ethnic cooking. Walking up the stairs, you'll notice upgraded spindle metal railings and a large loft with vaulted ceiling. Upper floor has spacious master Bedroom with 5-pc ensuite Bath and additional 3 good size bedrooms and another 4-pc common full bath. The basement is waiting for your creative ideas which offers 9ft ceiling, future basement development rough in and has a side entrance. This location puts you close to all of your favorite amenities. Hurry and book a showing for this gorgeous home today!"