



**237 Savanna Walk NE
Calgary, Alberta**

MLS # A2177633



\$459,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,388 sq.ft.	Age:	2019 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 320
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stunning and spacious townhouse in the vibrant community of Saddle Ridge, where luxury meets convenience! This immaculate residence stands out with its open-concept floor plan, modern finishes, and an abundance of natural light streaming through expansive windows. With 3 bedrooms, 2 1/2 bathrooms, this townhouse offers ample space for comfortable, stylish living. Step inside to find a large kitchen featuring stainless steel appliances, quartz countertops, and beautiful flooring, all complemented by a chic color scheme. The main deck is perfect for dining or relaxation, while an additional upper deck provides a serene retreat for your morning coffee or evening sunsets. The thoughtfully designed layout includes a spacious living room and direct access to a single attached garage, ensuring convenience and security. The upper level hosts a primary suite with a walk-in closet and ensuite bath, along with two more generous bedrooms, a well-appointed four-piece bathroom, and a convenient laundry location. Ideal for families, this home is steps away from a playground, schools, shopping centers, the LRT and the YMCA making it the perfect blend of suburban comfort and urban accessibility. Don't miss this chance to make this exquisite townhouse your new home, where every detail has been designed with your lifestyle in mind. ****Note: New Microwave Hood fan was installed after pictures were taken.****