



**146 Savanna Walk NE**  
**Calgary, Alberta**

**MLS # A2177878**



**\$468,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,498 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Door Opener, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 320
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 D100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** none

Discover the perfect blend of elegance, comfort and convenience with this stunning, move-in ready home nestled in the highly sought-after community of Savanna. The moment you step inside, you will be captivated with its modern design, open-concept layout and premium finishes. The main floor features a generous SUNNY living room with LARGE WINDOWS, dining room and kitchen with sleek STAINLESS STEEL APPLIANCES, an oversized ISLAND and QUARTZ countertops, CABINETS up to CIELING. Whether you’re hosting friends or cooking a family meal, the abundant counter space and walk-in pantry makes meal prep and cooking a joy. The expansive MASTER bedroom offers a tranquil retreat with a WALK IN CLOSET and an EN-SUITE, offering you a private sanctuary to relax in at the end of the day. The two secondary well-sized bedrooms, are perfect for children, guests, or a home office. These rooms share a full bathroom, ensuring ample space for the whole family. Situated in the vibrant Savanna community, this home is within walking distance of MEDICAL Office, PHYSIOTHERAPY office, STORES, TRANSIT, PARKS, SCHOOLS, and much more. Easy access to major routes such as Metis Trail and Stoney Trail makes commuting a breeze, while the nearby shopping centers offer a variety of retail, dining, and entertainment options. Savanna is a vibrant, family-friendly community located in northeast Calgary. Don’t miss out on this incredible opportunity to own a beautiful home in one of Calgary’s most desirable communities. Book with your favorite Realtor to Vlew, before its gone.