



244 SAVANNA Way NE
Calgary, Alberta

MLS # A2198017



\$745,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,013 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, None, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Discover this stunning 2,013+ sq. ft. detached home in the vibrant community of Savanna, NE Calgary. Designed for comfort and functionality, this home boasts a south-facing backyard, allowing for abundant natural light throughout the day. The main floor features a spacious living area with built-in cabinetry around a fireplace, perfect for cozy gatherings. The modern kitchen is equipped with quartz countertops, a centre chimney hood fan, an electric cooktop, and a pantry for ample storage. A convenient half-bathroom completes this level. Upstairs, you'll find a large bonus room, ideal for a media space or play area. Two generously sized bedrooms—one with a large closet and the other with walk-in closets—share a well-appointed bathroom. The primary suite offers a tranquil retreat with a walk-in closet and private ensuite. The unfinished basement comes with rough-ins and two large windows, offering flexibility to customize the space to your preference—whether for personal use or a future development project. Additional highlights include central air conditioning, a side entrance to the basement, and a heated front double-attached garage. The fully fenced backyard is perfect for outdoor enjoyment. Located in a family-friendly neighbourhood, this home is close to schools, parks, shopping, and amenities. Don't miss out—schedule your showing today!