



**GRASSROOTS**  
REALTY GROUP

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303, 669 Savanna Boulevard NE  
Calgary, Alberta

MLS # A2199102



**\$489,900**

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,618 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Stunning 4-Bedroom, 2.5-Bathroom Home in Savanna. Welcome to this beautifully designed contemporary 3-level home in the vibrant community of Savanna in Calgary's sought-after community of Saddle Ridge. Recently Built by Truman Homes, this low-maintenance home offers a seamless blend of modern design, convenience, and comfort. With low condo fees, this property offers value and quality. The ground floor is where you'll find a heated double-attached garage—an absolute must for Calgary's cold winters—along with a versatile bedroom that can easily double as a home office. The main floor invites natural light to flood the open-concept living area, featuring large windows and sleek pot lights that accentuate the space. Luxurious vinyl plank flooring and premium finishes create a sophisticated and welcoming atmosphere. The living room opens to a private balcony, perfect for enjoying quiet mornings or unwinding in the evening. The kitchen comes complete with stunning quartz countertops, stainless steel appliances, full-height cabinetry, a classic tile backsplash, and a spacious central island with an eating bar for casual meals or added prep space. The adjoining dining area is ideal for hosting family and friends, while the convenient powder room completes the main floor. Upstairs, the primary suite offers a spacious retreat with high ceilings, a generous walk-in closet, and a private ensuite bathroom. Two additional bedrooms, a modern 4-piece bathroom, and the laundry completes the upper level. Located near scenic pathways, parks, and playgrounds, this home provides an active lifestyle with all the amenities you need within easy reach. The nearby Savanna Bazaar offers an array of shopping and dining options, and schools, along with recreational facilities in Saddle Ridge, are just minutes away. Don't miss out on this exceptional

opportunity&mdash;book your viewing today and imagine your future in this beautifully crafted home.