



**GRASSROOTS**  
REALTY GROUP

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**316 Savanna Way NE**  
**Calgary, Alberta**

**MLS # A2202911**



**\$766,500**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,279 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Garden, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Shingle Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Vinyl Windows		
<b>Inclusions:</b>	none		

VERY NEAT AND CLEAN 2279 SQ.FT.2 STORY HOUSE IN SHOW-HOME CONDITION. LOADED WITH UPGRADES,LIKE 9' CEILING ON THE MAIN ,KNOCK DOWN CEILING,QUARTZ COUNTER TOPS THROUGH OUT,POT LIGHTS IN THE KITCHEN, UPGRADED APPLIANCES.THIS AREA IS MUCH IN DEMAND.CLOSE TO MANY AMENITIES LIKE LAKE WALKS,PLAYGROUNDS,SHOPPING,SCHOOLS,GOBIND SERVER HIGH SCHOOL/GURU NANAK GATE CAMPUS,TRANSPORTATION AND ALL MAJOR ROUTES.HOUSE COMES WITH LIVING ROOM AND FAMILY ROOM ON THE MAIN LEVEL,KITCHEN WITH MANY UPGRADES.UPPER LEVEL COMES WITH 4 BEDROOMS AND BONUS ROOM.MASTER WITH WALK-IN CLOSET AND 5PIECE BATH,VAULTED CEILING IN BONUS ROOM.SOUTH FACING SUNNY BACK YARD WITH DECK. DOUBLE FRONT ATTACHED GARAGE.VERY EASY TO SHOW ANY TIME. VACANT FOR QUICK POSSESSION.GOING BELOW THE ASSESSED VALUE.