



GRASSROOTS
REALTY GROUP

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28 Savanna Link NE
Calgary, Alberta

MLS # A2205291



\$815,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,278 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters		
Inclusions:	window coverings		

Step into luxury with this upgraded front-drive home in the highly sought-after community of Savanna, N.E. Calgary! Boasting modern elegance, functional design, and premium finishes, this 4-bedroom, 3-bathroom home is perfect for growing families and multi-generational living. 4 BEDROOMS | 3 FULL BATHS | 2 PRIMARY SUITES UPSTAIRS | JACK AND JILL BATHROOM | HIGH-END UPGRADES | MAIN FLOOR BED + FULL BATH | MASSIVE BONUS ROOM WITH VAULTED CEILING | 9-FT BASEMENT CEILING | SEPARATE ENTRY | PRIME LOCATION | MUCH MORE. From the moment you step inside, you'll be impressed by the GRAND OPEN-TO-BELOW FOYER and high-end finishes that define this beautiful home. The chef-inspired kitchen is the heart of the home, featuring premium appliances, a gas range, high CFM chimney hood fan, extended island, and bright white upgraded lighting—a perfect blend of functionality and style. The open-concept living and dining areas flow seamlessly, making it ideal for entertaining. A main-floor bedroom with a full bathroom offers exceptional convenience—perfect for parents, guests, or a home office. Upstairs, plush upgraded carpeting leads to a grand bonus room with vaulted ceilings, creating the perfect family retreat. The upper level is custom-designed with two oversized master suites—a rare and thoughtful upgrade. The primary master suite features elegant French doors, a spa-like ensuite with a soaking tub, a standing glass shower, dual sinks, and a spacious walk-in closet. The second master suite offers a Jack-and-Jill bathroom, seamlessly shared with the third bedroom, while an upper-level laundry room adds everyday convenience. The unfinished basement spans with a 9-ft ceiling, separate entrance, and bathroom rough-in, offering endless

customization potential. Additional upgrades include premium doors, hardware, and enhanced lighting, ensuring a sophisticated ambiance throughout. Situated steps from scenic walking paths, playgrounds, and the Savanna Bazaar Shopping Centre, you'll have easy access to grocery stores, medical clinics, schools, GURUDWARA SAHIB, and dining options. Quick access to major roadways and Calgary International Airport ensures seamless connectivity. Occupied since December 2022, this nearly-new home offers a perfect blend of luxury, convenience, and modern upgrades. Experience the best of Savanna—book your private tour today!