



**GRASSROOTS**  
REALTY GROUP

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**68 Savanna Place NE**  
**Calgary, Alberta**

**MLS # A2208387**



**\$589,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,531 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Interior Lot, Level, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Humidity Control, Natural Gas	<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	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data		

**Inclusions:** N/A

Welcome to 68 Savanna Place NE, where modern comfort meets cultural connection in the heart of one of Calgary's most vibrant and welcoming communities. This brand new Sasha model from Homes by Avi offers 1,531 square feet of intelligently designed living space, perfect for families, professionals, or anyone looking for a fresh start in a thoughtfully built home. With quick possession available, you can be settled in and enjoying your new space sooner than you think. From the moment you step through the front door, the open-concept main floor sets a welcoming tone. The great room flows into a generously sized dining area and a stunning 14' wide kitchen—complete with quartz countertops, a walk-in pantry, and a central island that invites connection. Whether you're hosting a large family dinner or preparing something small and simple, this kitchen gives you the space and features to do it all. Upstairs, a versatile bonus room offers a flexible space for everything from family movie nights to a quiet study area or home office. The upper floor laundry room (yes, no more carrying laundry up and down stairs!) sits just steps away from three spacious bedrooms, including a primary suite with a walk-in closet and a private ensuite bathroom with a sleek walk-in shower. Additional upgrades include a 200 amp electrical panel—future-proofed for an electric vehicle charger or basement development—a 9' foundation height for a brighter basement, and a full-size double detached garage with rear lane access. The home is designed for real life: stylish, functional, and ready to grow with you. But what truly sets this home apart is the community. Located in Savanna, part of the established Saddle Ridge area, this neighbourhood blends modern convenience with deep cultural roots. Savanna is known for its strong sense of community, nearby

places of worship, and easy access to schools, parks, and local healthcare. You're just minutes away from the vibrant Savanna Bazaar-style plaza, packed with grocery stores, restaurants, and shops that reflect the diverse and dynamic character of northeast Calgary. Plus, with nearby transit options and the future Green Line LRT extension, getting around the city will only get easier. Whether you're a new Calgarian looking to establish roots, a multigenerational family needing space and connection, or a first-time buyer ready to make a smart move, this home offers more than just four walls—it offers a lifestyle. Thoughtful details, a welcoming neighbourhood, and room to grow. This is more than just a place to live—it's a place to belong. PLEASE NOTE: Photos are of a finished Showhome of the same model — fit and finish may differ on finished spec home. Floorplans and interior selections shown in photos.