



GRASSROOTS
REALTY GROUP

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30 Savanna Gardens NE
Calgary, Alberta

MLS # A2210743



\$914,999

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,300 sq.ft.	Age:	2019 (6 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: None

CONVENTIONAL LOT | 2 MASTER BEDROOMS | 6 BEDS 4.5 BATHS | AROUND 3000 SQ. FT. LIVING SPACE | AIR CONDITIONER | FULLY UPGRADED | FENCED | EAST BACKYARD | BASEMENT SIDE ENTRY | REAR DECK | NEAR BUS STOP . Seize the exceptional opportunity to own this beautiful DOUBLE ATTACHED GARAGE HOME , a perfect blend of modern elegance and functional design, nestled in the highly sought-after SAVANNA community. ** Near the Soccer Playground ** Near Shopping Plaza ** Welcome to 30 SAVANNA GARDENS NE , a VERY WELL MAINTAINED PROPERTY waiting to be your next home. This 2019 Built House is fully upgraded with KITCHEN CABINETS , UPGRADED APPLIANCES, FLOOR and CARPET. The main floor offers a spacious living room, dining room, kitchen , spice kitchen , flex room and half bathroom. The upper level offers 4 spacious bedrooms and 3 full bathroom and bonus room including 2 Master bedrooms features walk-in closets and ensuite bathrooms . The upper level laundry is tucked into the hall closet to not take away any living space! Downstairs is finished basement has 2 bedrooms, 1 bathroom, kitchen and Recreation room with a separate side entry ! Outside, the great backyard has a plenty of room for a dining set. The comfortable rear Deck is a bonus for a cool summer's . Book a showing at this incredible home today!