



GRASSROOTS
REALTY GROUP

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11 Savanna Drive NE
Calgary, Alberta

MLS # A2211123



\$800,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,225 sq.ft.	Age:	2021 (4 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows

Inclusions: N/A

Nestled in the sought-after neighborhood of Savanna, this beautifully customized home offers the perfect blend of luxury, comfort, and convenience. The vibrant community features excellent schools, parks, playgrounds, shopping centers, a Gurudwara, and easy transit access—making it an ideal place for families. Step inside to a grand, open-to-below entryway that welcomes you into a thoughtfully designed living space. The main floor boasts a versatile full bedroom or home office, complete with a full washroom, perfect for guests or remote work. Entertain effortlessly in the two spacious living rooms and a separate dining area, all bathed in natural light. The stunning kitchen is a chef’s delight, featuring top-tier upgrades including a built-in microwave, gas stove, hood fan, refrigerator, and elegant window coverings. Upstairs, the gracious Primary bedroom awaits with a walk-in closet and a luxurious 5-piece ensuite bathroom. Three additional generously sized bedrooms, a full washroom, and a well-appointed laundry room with washer and dryer provide ample space for family living. A magnificent bonus room adds extra flexibility—ideal for a playroom, media space, or relaxation zone. Outside, enjoy your private retreat with a fully fenced backyard and a spacious deck, perfect for outdoor dining and entertaining. The unfinished basement offers endless potential with rough-ins, a side entrance, and large windows, ready for your personal touch. Additional highlights include a spacious double-car attached garage and a prime location in a family-friendly community. Move-in ready and meticulously maintained, this home is the perfect choice for discerning buyers. Don’t miss the chance to make this exceptional property yours—schedule a viewing today!

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