



GRASSROOTS

REALTY GROUP

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402, 10060 46 Street NE
Calgary, Alberta

MLS # A2302501



\$419,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,348 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 207
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

Gorgeous 3-Storey Townhome | Located in the Heart of Savanna NE | 3 Bedrooms | 2.5 Bathrooms | Sleek & Modern Design | Two Toned Kitchen | Honeycomb Backsplash | Stainless Steel Appliances | Kitchen Breakfast Bar | Open Floor Plan | High Ceilings | Large Windows | Incredible Natural Light | Recessed Lighting | 2 Balconies | Attached Garage. Gorgeous 3-storey townhome located in the heart of Savanna NE, offering 3 bedrooms, 2.5 bathrooms, and a sleek, modern design throughout. The front entry opens to stairs leading up to the bright and spacious main (2nd) level, while entry from the attached garage conveniently bypasses the lower level and also brings you directly to the main living space. The open-concept main floor is filled with incredible natural light from large windows and features high ceilings and recessed lighting. The kitchen is beautifully finished with sparkling quartz countertops, two-toned cabinetry, stainless steel appliances, and a stylish honeycomb backsplash. A centred breakfast bar with barstool seating provides the perfect spot for casual meals. The kitchen, dining, and living areas flow seamlessly together, creating a welcoming space for both everyday living and entertaining. Just off the living area is access to the first of two balconies—ideal for easy indoor/outdoor cooking and dining during the warmer months. A 2-piece powder room completes this level. Upstairs, plush carpet leads to three sizeable bedrooms and two full bathrooms. The primary bedroom features a walk-in closet, a 4-piece ensuite, and its own private balcony. Bedrooms 2 and 3 are both generously sized and share a 4-piece bathroom with a tub/shower combo. The conveniently located upper-level hall laundry is tucked away near the bedrooms, maximizing living space while adding everyday functionality. The single attached garage provides year-round

covered parking. Ideally situated with easy access to Metis Trail NE and Airport Trail NE, this home offers a perfect blend of style, comfort, and convenience in a vibrant community.