



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

21 SAVANNA Green NE
Calgary, Alberta

MLS # A2304105



\$859,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,120 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Views		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

Inclusions: N/A

Welcome to this stunning and thoughtfully designed former builder show home, featuring a park-facing rear opportunity, built in 2016 and first purchased in 2019, proudly maintained by the original owner ever since! Offering over 2,100 sq ft above grade with a double attached heated garage and a fully developed illegal basement with separate entrance. The main floor features a bright open-concept layout with a spacious family room with fireplace, formal living room, dining area, modern kitchen complemented by a separate spice kitchen, mudroom, and 2-pc bath. Upstairs offers a large bonus room, convenient laundry, and 3 generous bedrooms including a primary retreat with walk-in closet and luxurious 5-pc ensuite, along with a well-appointed common 4-pc bathroom. The fully finished basement includes 2 bedrooms, full bath, kitchen, living area, and separate laundry—ideal for extended family or excellent rental potential.