



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

156 Savanna Drive NE  
Calgary, Alberta

MLS # A2307318



**\$849,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,550 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** N/A

WELCOME TO BEST COMMUNITY OF CALGARY. THIS HOUSE GIVES YOU LUXURY AND COMFORT, FEATURING 7 BEDROOMS AND 5 FULL BATH, 4 BEDROOMS UPSTAIRS AND 2 BATH, WITH MAIN FLOOR FULL BED AND BATH. FULLY FINISHED BASEMENTS ARE A BIG MORTGAGE HELPER. THIS HOUSE COMES WITH 2 BASEMENTS(ILLEGAL) INSTEAD OF 1, SEPARATE ENTERANCE AND LAUNDRY. WALKING DISTANCE TO POND, MINUTES AWAY FROM AIRPORT. MUST SEE!!!