



**GRASSROOTS**

REALTY GROUP

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**152 Savanna Way NE  
Calgary, Alberta**

**MLS # A2311608**

**\$739,900**



|                  |                                                    |               |                  |
|------------------|----------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Saddle Ridge                                       |               |                  |
| <b>Type:</b>     | Residential/House                                  |               |                  |
| <b>Style:</b>    | 2 Storey                                           |               |                  |
| <b>Size:</b>     | 2,110 sq.ft.                                       | <b>Age:</b>   | 2021 (5 yrs old) |
| <b>Beds:</b>     | 3                                                  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                             |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                                          |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, No Neighbours Behind |               |                  |

|                    |                                                                                                                          |                   |     |
|--------------------|--------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                                                                | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                          | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding                                                                                                      | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                          | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

Welcome to this beautifully upgraded home situated on a 36' wide conventional lot, backing directly onto a park with no rear neighbors, offering unobstructed views and exceptional privacy. Enjoy morning sunrises that fill the entire living space with natural light. The main floor features elegant 8-ft doors, a separate sitting area and spacious living room, enhanced with built-in speakers, luxury vinyl plank flooring throughout, and no carpet on the stairs. The modern kitchen is loaded with upgrades, including built-in wall oven and microwave combo, electric cooktop, water-dispensing fridge, quartz countertops and matching quartz backsplash, ceiling-height cabinets, glass pantry door, under-cabinet lighting, pull-out cabinet slider for spices, and garburator. This home also offers a separate side entrance to the basement and 9-ft ceiling height providing excellent potential for future development. Upstairs offers 3 generous bedrooms, a bonus room, convenient laundry, and 2 full bathrooms. The luxurious 5-piece ensuite includes dual undermount sinks, a soaker tub, and a standing shower. Tile flooring is featured in all bathrooms and the laundry area, and the primary bedroom includes a spacious walk-in closet. Additional highlights include triple-pane windows, central air conditioning, a smart Nest thermostat, metal stair railings, an extended exposed concrete driveway from the builder and a good-sized backyard with a deck, perfect for enjoying outdoor sitting. Ideally located close to schools, parks, Gurudwara Sahib, and just minutes from Calgary International Airport. Book your showing today, homes like this are rare!