



GRASSROOTS
REALTY GROUP

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619 Savanna Crescent NE
Calgary, Alberta

MLS # A2312150



\$579,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,468 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Street Lighting, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	NONE		

Welcome to this modern, move-in-ready home built by AVI Homes, located in the desirable Savanna Community. The main floor features a bright, open layout, including a living room and a kitchen equipped with stainless steel appliances, a central island with a breakfast bar, a stylish backsplash, and a convenient pantry. The open-concept design allows for a seamless flow into a well-lit dining area, ample cabinetry, and a half bath. Upstairs, you'll find a spacious primary bedroom with a private 3-piece ensuite and walk-in closet. This level also includes two additional bedrooms, a full 4-piece bathroom, and a convenient upper-floor laundry room. The unspoiled basement with great potential for future development. It includes a separate entry, 9' ceiling height, large egress windows, roughed-in plumbing for an additional bath and bar, and a 200 AMP electrical panel. The home is conveniently located within walking distance to shopping, dining, banks, and registry services, with easy access to major routes and highways. Enjoy a vibrant, family-friendly community designed for an active and convenient lifestyle. Don't miss this opportunity to own a beautifully designed, move-in-ready home.