GRASSROOTS REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

148 Savanna Close NE
Calgary, Alberta

MLS # A2312704

$970,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	3,049 sq.ft.	**Age:**	2017 (9 yrs old)
Beds:	8	**Baths:**	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home		

Inclusions: Metal Shelves in garage

Pride of ownership is evident in this fully upgraded home, offered by the original owner with over $100,000 in builder upgrades! This impressive 2.5-storey property features a total of 8 bedrooms and 4.5 bathrooms, a front attached garage, and an illegal basement suite with a separate entrance. Upgrades include 9-foot ceilings, upgraded kitchen cabinetry, stainless steel appliances, modern flooring, stylish lighting, and a built-in speaker system throughout the home. Ideally located close to transit, schools, parks, playgrounds, and with easy access to major highways, this home offers both comfort and convenience. The main floor features a bedroom—perfect for seniors or guests, a spacious living room with a cozy fireplace, and patio doors leading to a backyard deck. The kitchen is equipped with granite countertops and stainless steel appliances, along with a dedicated SPICE KITCHEN on the main floor—perfect for keeping cooking aromas contained and maintaining a fresh, clean atmosphere throughout the home. The first upper level includes a primary bedroom with a 5-piece ensuite, three additional bedrooms, a 4-piece main bathroom, a bonus room, and convenient upper-floor laundry. The top (half-storey) level is a standout feature, offering a bedroom, full bathroom, and a large recreation room—perfect for entertaining family and friends. The fully developed basement includes a 2-bedroom illegal suite with separate entrance, kitchen, and a full 4-piece bathroom, adding excellent flexibility. This is a rare opportunity to own a spacious, upgraded home with incredible potential. Be the first to view—book your showing today with your favourite REALTOR®! Don’t miss out!

Copyright (c) 2026 Yuri Smith. Listing data courtesy of MaxWell Gold. Information is believed to be reliable but not guaranteed.