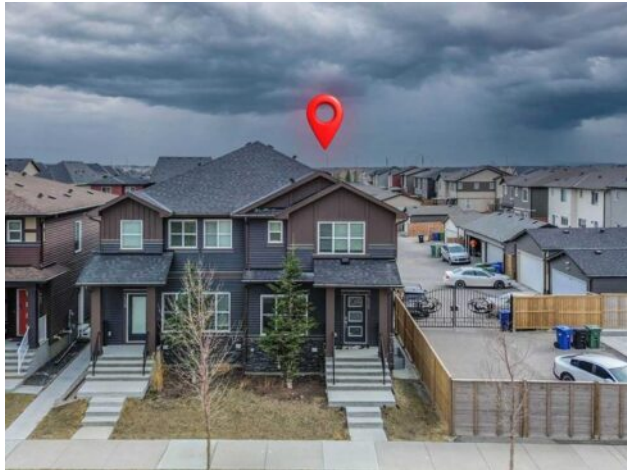




435 Savanna Boulevard NE
Calgary, Alberta

MLS # A2321877



\$649,900

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,682 sq.ft.	Age:	2019 (7 yrs old)
Beds:	5	Baths:	4
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, No Neighbours Behind, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: N/A

This impressive Former SHOWHOME, beautifully positioned on a desirable corner lot, blends modern elegance with thoughtful functionality. Designed with exceptional craftsmanship and loaded with premium upgrades, this home offers bright, open living spaces enhanced by 9 ft ceilings, an abundance of windows, and a seamless open concept layout that fills the main floor with natural light. The main level is intelligently designed to include a full bedroom and full bathroom, ideal for guests, extended family, or a private home office. The spacious living room flows effortlessly into the dining area and the upgraded kitchen, featuring quartz countertops, a stylish backsplash, and a convenient pantry. Upstairs, the primary suite provides a peaceful retreat with a generous walk in closet and a spa inspired 4 piece ensuite. This level also includes two additional bedrooms, a full bathroom, and a dedicated laundry room. Durable laminate flooring runs throughout the upper level for a clean, modern finish. The fully finished basement adds tremendous value with its 1-bedroom illegal suite, complete with a private living room, full bathroom, and a functional kitchen & a separate side entrance. Book a showing today to view this lovely home to get the full experience of all it has to offer or visit the 3D Tour!!