



GRASSROOTS
REALTY GROUP

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9060 52 Street NE
Calgary, Alberta

MLS # A2324753



\$559,999

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,312 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

Inclusions: N/A

PRIDE OF OWNERSHIP shines throughout this VERY WELL KEPT SEMI-DETACHED HOME located in the highly sought-after community of Savanna NE Calgary. Offering a total of 4 BEDROOMS and 3.5 BATHROOMS, including a 1 BEDROOM ILLEGAL BASEMENT SUITE with SEPARATE SIDE ENTRANCE, this home is perfect for FIRST-TIME HOME BUYERS, GROWING FAMILIES, or INVESTORS alike. The MAIN FLOOR welcomes you with a bright and OPEN CONCEPT LAYOUT featuring a SPACIOUS LIVING ROOM, DEDICATED DINING SPACE, and an UPGRADED KITCHEN loaded with STAINLESS STEEL APPLIANCES, QUARTZ COUNTERTOPS, TALL CABINETS, PANTRY SPACE, and plenty of storage for all your needs. You will also appreciate the conveniently located 2-PIECE BATHROOM and MAIN FLOOR LAUNDRY for added comfort and functionality. Heading upstairs, you will find 3 SPACIOUS BEDROOMS and 2 FULL BATHROOMS. The PRIMARY BEDROOM offers a WALK-IN CLOSET and a private 3-PIECE ENSUITE, creating the perfect retreat after a long day. The FULLY FINISHED BASEMENT comes with a SEPARATE SIDE ENTRANCE and features a 1 BEDROOM ILLEGAL SUITE complete with its own KITCHEN and SPACIOUS LIVING ROOM, providing excellent mortgage helper potential or additional space for extended family. Step outside to your FULLY FENCED AND LANDSCAPED BACKYARD, perfectly set up for SUMMER BBQs, FAMILY GATHERINGS, and relaxing evenings outdoors. This unbeatable location places you within WALKING DISTANCE to Peter Lougheed School, Gobind Sarvar School Calgary, Savanna Bazaar, PARKS, WALKING PATHS, and PONDS. Enjoy quick access to major routes with only 10 MINUTES TO THE AIRPORT and 20 MINUTES TO DOWNTOWN

CALGARY. THIS LOCATION TRULY CHECKS ALL THE BOXES! DO NOT MISS THIS AMAZING OPPORTUNITY TO OWN THIS INCREDIBLE VALUE HOME. BOOK YOUR PRIVATE SHOWING TODAY. HAPPY SHOWINGS!