



GRASSROOTS
REALTY GROUP

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168 Savanna Lane NE
Calgary, Alberta

MLS # A2331028



\$650,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,066 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

THIS HOME MAKES ITS 2,066 SQ. FT. WORK HARD. This Homes by Avi two-storey offers a DOUBLE FRONT-ATTACHED GARAGE, CENTRAL A/C and a bright, open main floor with 9-FT CEILINGS. The kitchen is built for real daily life, with a large island, QUARTZ COUNTERS, stainless-steel appliances, chimney hood fan, pot drawers and a WALK-IN CORNER PANTRY. The dining and living areas connect naturally around a tiled fireplace. A MAIN-FLOOR FLEX ROOM WITH WALK-IN CLOSET can serve as an office, guest room or bedroom, with a 2-piece bath nearby. Upstairs, the PRIMARY SUITE includes a walk-in closet and 4-piece ensuite with a separate tiled shower and deep tub. Two additional bedrooms, a full bath, UPPER-FLOOR LAUNDRY and a VAULTED BONUS ROOM give everyone useful space. The 940 SQ. FT. UNFINISHED BASEMENT leaves plenty of flexibility for future development. Outside, enjoy a WEST-FACING FENCED BACKYARD, rear deck with BBQ gas line and NO DIRECT REAR NEIGHBOUR. Schools, parks, neighbourhood shopping, restaurants, transit and places of worship are close by, with easy access to Saddle Towne LRT and the Genesis Centre. Saddle Ridge is also set to gain the City's FULLY FUNDED FUTURE NORTHEAST ATHLETIC COMPLEX, planned with indoor and outdoor fields and Calgary's first competition-level cricket field. A practical layout, useful upgrades and room to grow - come see how well it fits real life.