



GRASSROOTS
REALTY GROUP

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176 SAVANNA Lane NE
Calgary, Alberta

MLS # A2331535



\$679,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,816 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting		

Inclusions: NONE

Welcome to this beautifully maintained and freshly painted home in the desirable community of Savanna! This spacious two-storey home offers a functional and inviting layout with a DOUBLE FRONT-ATTACHED GARAGE, CENTRAL A/C, and a bright open-concept main floor. The entire home has been freshly painted, including the baseboards, and the carpets have been professionally cleaned, offering a fresh, clean, and move-in-ready feel. The main floor features a well-appointed kitchen with QUARTZ COUNTERTOPS, STAINLESS-STEEL APPLIANCES, a GAS RANGE, an upgraded RANGE HOOD, and an EXTRA-LARGE WALK-IN PANTRY providing excellent storage and functionality. The kitchen flows seamlessly into the dining and living areas, creating a comfortable space for everyday living and entertaining. A particularly impressive feature is the LARGE MUDROOM, conveniently located and thoughtfully aligned with the spacious walk-in pantry for added organization and convenience. Upstairs, you will find a spacious primary bedroom, additional bedrooms, full bathrooms, and a practical layout designed for comfortable family living. The property also features a LARGE UNFINISHED BASEMENT, offering a blank canvas and endless possibilities to create the space you've always wanted. Whether you envision a home theatre, recreation area, additional bedrooms, a home office, gym, or a custom family space, you can finish the basement YOUR WAY and design it to suit your lifestyle and needs. Step outside to enjoy the WIDE BACKYARD and an OVERSIZED REAR DECK complete with a BBQ GAS LINE, providing plenty of room for outdoor gatherings, summer barbecues, and family enjoyment. With NO DIRECT REAR NEIGHBOUR, the backyard offers added privacy and a more open outdoor setting. The property is

currently VACANT, allowing you to truly appreciate the cleanliness, space, and beauty of the home. Conveniently located close to schools, parks, shopping, restaurants, transit, places of worship, Saddletowne LRT, and the Genesis Centre. This is a wonderful opportunity to own a clean, freshly painted, well-maintained home with excellent storage, a spacious backyard, central A/C, a large mudroom, an oversized walk-in pantry, and a fantastic functional layout. With an unfinished basement ready for your ideas and personal touch, this home offers the flexibility to grow and make it truly your own. Book your showing today!