



**GRASSROOTS**  
REALTY GROUP

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**533 Savanna Blvd Boulevard NE**  
**Calgary, Alberta**

**MLS # A2333328**



**\$649,900**

|                  |                                           |               |                   |
|------------------|-------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge                              |               |                   |
| <b>Type:</b>     | Residential/Duplex                        |               |                   |
| <b>Style:</b>    | 3 (or more) Storey, Attached-Side by Side |               |                   |
| <b>Size:</b>     | 1,790 sq.ft.                              | <b>Age:</b>   | 2016 (10 yrs old) |
| <b>Beds:</b>     | 4                                         | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, RV Access/Parking |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, No Neighbours Behind           |               |                   |

|                    |                         |
|--------------------|-------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas |
| <b>Floors:</b>     | Carpet, Laminate, Tile  |
| <b>Roof:</b>       | Asphalt Shingle         |
| <b>Basement:</b>   | None                    |
| <b>Exterior:</b>   | Concrete, Wood Frame    |
| <b>Foundation:</b> | Poured Concrete         |
| <b>Features:</b>   | See Remarks             |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R-2M |
| <b>Utilities:</b> | -    |

**Inclusions:** None

Positioned in the vibrant community of Savanna, this contemporary north-facing residence seamlessly combines modern elegance with functional family living, offering 4 spacious bedrooms, 3-and-a-half bathrooms, and a bright, open-concept floor plan characterized by clean lines and luxurious finishes. The heart of the home features a sleek gourmet kitchen centred around a functional island ideal for entertaining, while the expansive primary suite upstairs serves as a sunlit retreat with peaceful surrounding views. Practicality meets convenience with an oversized private balcony for outdoor leisure, alongside a double rear-attached garage equipped with a dedicated storage room and an extended driveway with back-lane access that comfortably accommodates up to 4 additional vehicles. Situated on a quiet, family-friendly street just minutes from major thoroughfares, shopping centers, restaurants, banks, and medical clinics, this property delivers exceptional value and a balanced suburban lifestyle for both first-time buyers and savvy real estate investors.