

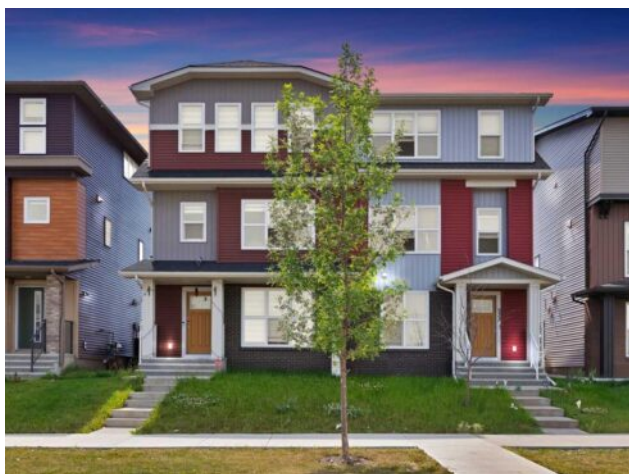


GRASSROOTS
REALTY GROUP

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533 Savanna Boulevard NE
Calgary, Alberta

MLS # A2335766



\$649,900

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,960 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-2M
Utilities:	-

Inclusions: None

Stunning Modern Home – North-Facing Entrance! Discover your dream home in the vibrant community of Savanna. This beautifully designed property offers everything your family needs featuring 4 spacious bedrooms, 3.5 bathrooms, and a double indoor garage with a large storage room. The extended driveway accommodates up to 4 vehicles and includes convenient back-lane access. Inside, you’ll find an open-concept floor plan that blends style and comfort. The modern kitchen showcases a sleek island design, perfect for cooking and entertaining. The elegant interior gives the entire space a clean, bright, and luxurious feel. Enjoy outdoor living on the oversized balcony, ideal for summer BBQs or relaxing in the fresh air. Upstairs, the primary bedroom offers plenty of space, natural light, and a peaceful view. Located in a quiet, family-friendly area, this home is just minutes away from shopping centers, restaurants, banks, and medical clinics. You’ll love the easy access to major roads while still enjoying the calm of suburban living. This is more than just a house – it’s a modern city home designed for comfort, convenience, and style. Whether you’re an investor or first-time homebuyer, this property offers excellent value, prime location, and great features. Don’t miss out – book your showing today!