



GRASSROOTS
REALTY GROUP

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84 Savanna Place NE
Calgary, Alberta

MLS # A2336103



\$589,900

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,458 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, City Lot, Cleared, Interior Lot, Landscaped, Low Maintenance Land		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	Window Coverings, Garage Door Opener		

****LEGAL SUITE | DOUBLE GARAGE | PRIME SAVANNA LOCATION | 5 BEDROOMS | DECK | BBQ GAS LINE | PRICED TO SELL!****
Welcome to ****84 Savanna Place NE****, ideally located in the vibrant community of Savanna. This beautifully designed home offers ****5 bedrooms, 3.5 bathrooms, a LEGAL 2-bedroom basement suite, and a double car garage****, making it an excellent choice for first-time buyers, investors, and multi-generational families. The main floor features a bright, open layout with a spacious living room and an impressive kitchen showcasing ****quartz countertops, oversized island, gas range, built-in microwave, chimney hood fan, waterline refrigerator, stainless-steel appliances, and walk-in pantry****. Large rear windows provide plenty of natural light, while the rear foyer leads to a ****10' x 10' deck with gas BBQ line****. Upstairs, the spacious primary bedroom features a ****large walk-in closet and ensuite with tile flooring and glass-enclosed standing shower****, along with two additional bedrooms, a modern common bathroom, and convenient laundry. The ****fully developed LEGAL basement suite**** offers a separate entrance, large kitchen and living area, ****2 bedrooms, 1 bathroom, and separate laundry****, providing excellent flexibility and rental potential. Enjoy a prime location close to ****parks, lake, playgrounds, schools, shopping, Savanna Bazaar Plaza, transit, and bus stops****, with ****Gurudwara Sahib, Gobind Sarvar School, and Saddletown LRT Station just minutes away****. A fantastic opportunity combining ****modern upgrades, functional living space, income potential, and an unbeatable location!****