



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

668 Savanna Drive NE
Calgary, Alberta

MLS # A2349585

\$529,900

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,574 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Outside, Parking Pad, See Remarks		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Pie Shaped Lot		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Mixed, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Tankless Hot Water, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

BUYING YOUR FIRST PLACE IS EXPENSIVE ENOUGH - This Savanna duplex has a little more foresight built into it. The unfinished lower level already has a SEPARATE SIDE ENTRY, 9' FOUNDATION WALLS plus bathroom, sink and laundry rough-ins, giving future plans a serious head start. Finish it for teenagers, extended family, guests, a second hangout zone or simply more breathing room as life gets bigger. The main floor has its own tricks. A MAIN-FLOOR POCKET OFFICE creates a dedicated spot for work, homework or household command central without sacrificing an entire room. In the living room, a 50" ELECTRIC FIREPLACE is set into a FULL-HEIGHT FEATURE WALL, grounding the space with a strong focal point and adding a polished layer of luxury. The kitchen carries that same considered approach with 48" UPPER CABINETS TO THE CEILING, quartz counters, a GAS RANGE, chimney hood fan, Silgranit sink and BUILT-IN MICROWAVE in the island with a pot drawer below. Out back, a 10' x 10' DECK with BBQ gas line leads toward REAR-LANE ACCESS and a gravel parking pad with room for two vehicles. Upstairs, the BONUS ROOM gives everyone another place to land. Three bedrooms and laundry stay together on this level, while the master gets a walk-in closet and ensuite with something surprisingly valuable: A WINDOW. Natural light in an ensuite changes the entire feel of the room. Savanna gives a busy household A LOT within easy reach. SAVANNA BAZAAR and SAVANNA MARKET bring shopping, dining, medical services and local businesses close to home, while parks, playgrounds and pathways add everyday outdoor space. Nearby schools, the Genesis Centre, STONEY TRAIL, METIS TRAIL and LRT access make it easier to balance work, school, errands and recreation without spending the day crossing

the city. And with JANUARY 2027 POSSESSION, December gets to stay December. Enjoy the holidays, make the plans, pack at a human pace, then start the new year with a new address. Reach out to your preferred agent and learn more. • PLEASE NOTE: Photos are of a DIFFERENT Spec Home of a similar model – fit and finish may differ. Interior selections and floorplans shown in photos. Kitchen appliances are included & will be installed by possession.