



GRASSROOTS
REALTY GROUP

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435 Savanna Boulevard NE
Calgary, Alberta

MLS # A2352240

\$604,990

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,717 sq.ft.	Age:	2019 (7 yrs old)
Beds:	5	Baths:	4
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	14-25-29-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions:	N/A
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FORMER SHOW HOME | CORNER LOT | MAIN-FLOOR BEDROOM & FULL BATH | SEPARATE BASEMENT ENTRANCE Discover this upgraded home featuring 5 bedrooms and 4 full bathrooms, including a convenient main-floor bedroom and full bath. The bright, open-concept layout showcases a stylish kitchen with quartz countertops and a pantry. Upstairs offers a spacious primary bedroom with a walk-in closet and 4-piece ensuite, two additional bedrooms, and laundry. The finished basement features a 1-bedroom suite (illegal) with a separate entrance, kitchen, living area, and full bathroom. Enjoy a fenced yard, deck, and parking for two vehicles, with parks, schools, and shopping nearby. Book your private showing today !