



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

54 Savanna Villas NE
Calgary, Alberta

MLS # A2352241

\$599,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,482 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Parkade, See Remarks		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Level, Rectangular Lot		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Pantry, Separate Entrance, Vinyl Windows		

Inclusions: NONE

Welcome to 54 Savanna Villas NE, nestled in the vibrant and growing community of Savanna! This thoughtfully designed home offers a comfortable layout, inviting living spaces, and exciting possibilities for the future. The main floor features a bright, open-concept living room, kitchen, and dining area, creating a welcoming space for everyday living and gathering with family and friends. A convenient 2-piece bathroom completes this level. Upstairs, you'll find three well-appointed bedrooms, including a primary bedroom with a 4-piece ensuite, an additional full bathroom, and the added convenience of upper-floor laundry. One of the home's standout features is the ****separate side entrance****, providing convenient access to the basement and opening the door to possibilities for future development. Whether you envision additional family living space, a recreation room, a home office, or exploring the potential for a secondary suite (Subject city approval), the basement offers an opportunity to customize the space to suit your needs, subject to applicable permits and municipal requirements. A double rear parking pad adds further convenience. The location is equally appealing, with shopping plazas within walking distance and Saddletowne Circle, the LRT station, and Gurudwara Sahib just a short drive away. Enjoy easy access to M´tis Trail, Airport Trail, and Stoney Trail for convenient travel throughout Calgary. With its functional layout, separate side entrance, and potential to create additional living space, this home offers a wonderful opportunity to settle into a welcoming community while making it your own.