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GRASSROOTS
REALTY GROUP

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482 Savanna Way NE
Calgary, Alberta

MLS # A2219390

$839,900

Division:	Saddle Ridge
Type:	Residential/House
Style:	2 Storey
Size:	2,067 sq.ft.
Age:	2023 (2 yrs old)
Beds:	6
Baths:	4
Garage:	Double Garage Attached
Lot Size:	0.09 Acre
Lot Feat:	See Remarks

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Finished, Full	**LLD:**	-
Exterior:	Mixed, Stone, Vinyl Siding	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

Features: Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance

Inclusions: NA

This stunning family home is a rare find in the Calgary Northeast's most desired Savanna community in Saddleridge, boasting a double attached garage and front facing Triple garage houses. This home is situated on a conventional lot with a glorious east-facing view. This gorgeous 2-storey home offers over 2850 SqFt of breathtaking living space, including 6 bedrooms and 4 bathrooms. Main floor features full bed and three-piece bathroom. The spacious family room with a fireplace is perfect for entertaining. The chef-inspired elegant kitchen comes with gas range , quartz countertops, and thoughtfully selected cabinets. The spice kitchen is an added feature to try all your ethnic cooking. Walking up the stairs, you'll notice upgraded spindle railings and a large loft. Upper floor has spacious master Bedroom with 4-pc ensuite Bath and additional 3 good size bedrooms and another 4-pc common full bath and laundry room. The fully developed basement includes an illegal suite with two bedrooms, a full bathroom, a separate entry ,laundry area, and additional storage, making it an excellent investment opportunity. Property is situated in the vibrant community of Savanna and few steps from Park, Lake, Savanna Bazaar Plaza, Schools, 5 minute drive to Gurudwara Sahib, Gobind Sarvar School, Saddletown LRT station. Hurry and book a showing for this gorgeous home today!"