

**580 Savanna Boulevard NE**  
**Calgary, Alberta**

**MLS # A2293594**



**\$424,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,502 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Interior Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 380
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Dark Brown IKEA Kallax Shelving Unit in Upstairs Bedroom, White Shelving Unit in Primary Ensuite, Black Hanging Storage Rack in Garage

WELCOME to this Beautifully Maintained 3-BEDROOM, 2.5-BATHROOM TOWNHOME with DOUBLE ATTACHED GARAGE in the Vibrant and Highly Sought-After Community of SAVANNA in Saddle Ridge! This Thoughtfully Designed Home offers a BRIGHT and MODERN FLOOR PLAN -- perfect for both everyday living and entertaining. The STYLISH KITCHEN features QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, and ABUNDANT CABINETRY, providing both Functionality and Elegance. The SPACIOUS LIVING and DINING AREAS are filled with NATURAL LIGHT, creating an inviting atmosphere throughout, and the DELIGHTFUL OUTDOOR BALCONY is a splendid area to Enjoy Morning Coffee, Fresh Air, or Delicious BBQ Cooking. Upstairs, you'll find Three Generously Sized Bedrooms (including a Comfortable Primary Suite featuring a Full 4-Piece Ensuite), a Second Full 4-Piece Bathroom, and the added CONVENIENCE of UPPER-FLOOR LAUNDRY. The Double Attached Garage is Fully Painted and Equipped with BUILT-IN SHELIVING, offering EXCEPTIONAL STORAGE and ORGANIZATION. LOW CONDO FEES and MINIMAL MAINTENANCE LIVING can be yours in this wonderful complex! NEARBY COMMUNITY AMENITIES include Multiple Parks, Schools, Restaurants, Shops, Grocery Stores, Registry Office, Medical / Wellness Clinics, Saddle Towne C-Train Station, and a Future Bus Stop located steps away! AND Super Easy Access to Airport Trail, Metis Trail, and Stoney Trail &dash; ideal for working commuters and visitors alike. \*\*\* Schedule Your Private Showing Today! \*\*\*