

**21 SAVANNA Green NE**  
**Calgary, Alberta**

**MLS # A2304105**



**\$829,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,120 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

Welcome to this stunning and thoughtfully designed former builder show home, featuring a park-facing rear opportunity, built in 2016 and first purchased in 2019, proudly maintained by the original owner ever since! Offering over 2,100 sq ft above grade with a double attached heated garage and a fully developed illegal basement with separate entrance. The main floor features a bright open-concept layout with a spacious family room with fireplace, formal living room, dining area, modern kitchen complemented by a separate spice kitchen, mudroom, and 2-pc bath. Upstairs offers a large bonus room, convenient laundry, and 3 generous bedrooms including a primary retreat with walk-in closet and luxurious 5-pc ensuite, along with a well-appointed common 4-pc bathroom. The fully finished basement includes 2 bedrooms, full bath, kitchen, living area, and separate laundry&mdash;ideal for extended family or excellent rental potential.