

152 Savanna Way NE
Calgary, Alberta

MLS # A2311608

\$739,900



Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,110 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully upgraded home situated on a 36' wide conventional lot, backing directly onto a park with no rear neighbors, offering unobstructed views and exceptional privacy. Enjoy morning sunrises that fill the entire living space with natural light. The main floor features elegant 8-ft doors, a separate sitting area and spacious living room, enhanced with built-in speakers, luxury vinyl plank flooring throughout, and no carpet on the stairs. The modern kitchen is loaded with upgrades, including built-in wall oven and microwave combo, electric cooktop, water-dispensing fridge, quartz countertops and matching quartz backsplash, ceiling-height cabinets, glass pantry door, under-cabinet lighting, pull-out cabinet slider for spices, and garburator. This home also offers a separate side entrance to the basement and 9-ft ceiling height providing excellent potential for future development. Upstairs offers 3 generous bedrooms, a bonus room, convenient laundry, and 2 full bathrooms. The luxurious 5-piece ensuite includes dual undermount sinks, a soaker tub, and a standing shower. Tile flooring is featured in all bathrooms and the laundry area, and the primary bedroom includes a spacious walk-in closet. Additional highlights include triple-pane windows, central air conditioning, a smart Nest thermostat, metal stair railings, an extended exposed concrete driveway from the builder and a good-sized backyard with a deck, perfect for enjoying outdoor sitting. Ideally located close to schools, parks, Gurudwara Sahib, and just minutes from Calgary International Airport. Book your showing today, homes like this are rare!