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REALTY GROUP

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## 245 Savanna Drive NE
## Calgary, Alberta

### MLS # A2213127



# $940,000

| | | | |
|---|---|---|---|
| **Division:** | Saddle Ridge | | |
| **Type:** | Residential/House | | |
| **Style:** | 2 Storey | | |
| **Size:** | 2,530 sq.ft. | **Age:** | 2025 (0 yrs old) |
| **Beds:** | 5 | **Baths:** | 4 |
| **Garage:** | Double Garage Attached | | |
| **Lot Size:** | 0.09 Acre | | |
| **Lot Feat:** | Rectangular Lot | | |

| | | | |
|---|---|---|---|
| **Heating:** | Forced Air | **Water:** | - |
| **Floors:** | Carpet, Tile | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Separate/Exterior Entry, Full, Unfinished | **LLD:** | - |
| **Exterior:** | Wood Frame | **Zoning:** | R-G |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) | | |

| | |
|---|---|
| **Inclusions:** | N/A |

Welcome to Savanna and this beautiful home build by the award winning Prominent Homes. This Open concept home offers plenty of natural light throughout the home. The main floor features 9 feet high ceilings, Chic kitchen, nice size Living and Dining area as well a large Family room. This home features a Spice Kitchen as well as there is a main floor Office as well as a full bathroom on the main floor. The Upper Level a Beautiful large Primary Bedroom with fantastic 5-piece Ensuite plus 3 other bedrooms upstairs including two Primary bedrooms, a Bonus Room and Laundry Room. This home will be ready for possession! Call to book your private showing today!