

**249 Savanna Drive NE
Calgary, Alberta**

MLS # A2160759



\$899,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,518 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Double Vanity, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Walk-In Closet(s)		
Inclusions:	N/A		

This spacious and modern home offers 4 bedrooms, including 2 master bedrooms, and 4 full bathrooms, providing ample space and comfort for your family. The home features a convenient spice kitchen, perfect for preparing your favorite dishes, and a side entry door that allows easy access to the basement. The basement is ready to be developed, offering great future potential for extended family living. Photos are representative.