

**146 Savanna Street NE**  
**Calgary, Alberta**

**MLS # A2180032**



**\$523,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,661 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 272
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Open Floorplan, Stone Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Move into this BRAND NEW spacious three-story executive style townhome in the new sought-after North East community of Savanna. Home offers many upgrades such as stone countertops, ceiling-high cabinets, stainless steel appliances, pot lights, 9ft ceilings, wide plank flooring on the main and upper level, and much more! Enjoy the open concept main floor layout with a beautiful kitchen, living room, dining area, half bathroom, and mudroom. On the upper level, you will find three bedrooms making this home a great fit for a family or a couple with needs for extra space or an added office/den. The master bedroom easily accommodates a king-size bed and has a beautiful spa-like en-suite with double vanity. Two other bedrooms have direct access to a full 4 piece bathroom making it excellent for kids or guests. Laundry and an extra-wide linen closet round out this great this great function upper-level floorplan. This upscale community has lots to offer including easy access to many amenities such as grocery stores, markets, services, and recreation facilities. Quick access to major routes such as Deerfoot, Stoney Trail, Metis Trail, and the Saddletown LRT Station.