

120 SAVANNA Walk NE
Calgary, Alberta

MLS # A2230354



\$409,999

Division:	Saddle Ridge		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,516 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 D100
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this stunning end-unit home featuring three spacious bedrooms and two and a half modern bathrooms. The heart of the home is the open-concept kitchen, complete with a large island, perfect for entertaining. Enjoy outdoor living with two balconies, one equipped with a gas barbecue line for your summer cookouts. Additional features include stainless steel appliances and a single attached garage. This home is located in the new community of Savanna in Saddle Ridge and offers extra windows for plenty of natural light. You'll also find a convenient visitor parking area nearby. Location is key, and this property delivers. It's just a 10 minute walk to the Saddle Ridge train station, making your commute a breeze. You'll also find grocery stores, pizza places, and a doctor's office just a short stroll away. Families will appreciate the convenience of having both middle and high schools within a 5 to 10 minute drive. Don't miss out on this fantastic opportunity to own a beautiful home in a great location!