153 Savanna Walk NE Calgary, Alberta

MLS # A2251747

\$404,900

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		Division:	Saddle	Ridge		
		Type:	Residential/Five Plus 3 (or more) Storey			
		Style:				
		Size:	1,575 sq.ft.		Age:	2019 (6 yrs old)
		Beds:	3		Baths:	2 full / 1 half
		Garage:	Single Garage Attached			
		Lot Size:	-			
		Lot Feat:	Paved			
Heating:	Forced Air		V	Vater:	-	
Floors:	Carpet, Tile, Vinyl Plank		S	ewer:	-	
Roof:	Asphalt Shingle		(Condo Fee:	\$ 336	
Basement:	None		L	.LD:	-	
Exterior:	Vinyl Siding, Wood Frame		Z	Zoning:	M-1 d100	
Foundation:	Poured Concrete		ι	Jtilities:	-	
Features:	High Ceilings, Kitchen Island, Quartz Counters,	Vinyl Windows, Wa	ılk-In Close	et(s)		
Inclusions:	N/A					

Welcome to your new home in the vibrant community of Saddle Ridge! This beautiful townhouse offers 3 spacious bedrooms, 2.5 bathrooms, and a bright, open-concept layout perfect for modern living. The main floor features a sizable living room that seamlessly flows into the kitchen and dining area — ideal for entertaining. The kitchen is equipped with sleek stainless steel appliances, a long kitchen island with elegant quartz countertops, and a cozy dining nook tucked comfortably in the corner. Upstairs, you'll find three well-sized bedrooms, including a primary suite complete with a walk-in closet and private en-suite bathroom. The additional two bedrooms are generous in size and share a full bathroom. For added convenience, the laundry room is also located upstairs, making laundry days easier and more efficient. Additional features include a single attached garage for your convenience. This home is perfectly situated just a 5-minute drive to the LRT station and major shopping centers, with restaurants just a short 5-minute walk away. Families will appreciate the nearby schools, and nature lovers will enjoy scenic walks around the nearby ponds. Don't miss the opportunity to own this wonderful home in a well-connected, family-friendly neighborhood!