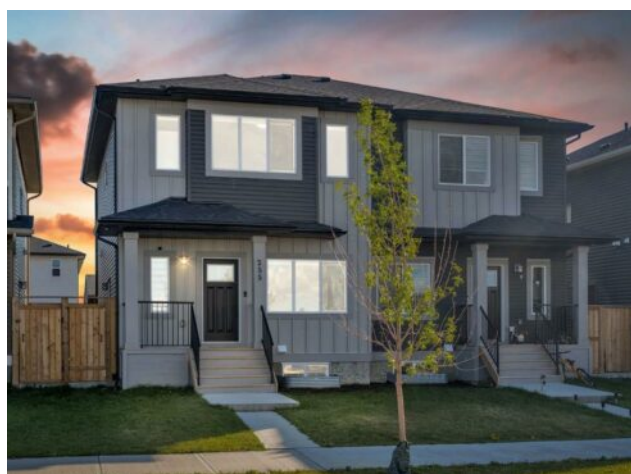


**255 Savanna Boulevard NE  
Calgary, Alberta**

**MLS # A2167561**



## \$649,900

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,581 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to 255 Savanna Blvd, a beautifully designed 2-storey semi-detached home offering 1580 sq ft. This home stands out with 9 ft ceilings on every level, creating a spacious and open feel throughout. As you enter, you'll be welcomed into a foyer with closet storage and views into the bright living room, illuminated by natural light from north-facing windows. The main floor includes a bedroom, perfect for guests or multi-generational living, along with a full 3-piece bathroom featuring a shower for added convenience. Beyond the central bathroom, the open-concept kitchen, dining, and family room await. The kitchen is a chef's dream, showcasing an extended layout with quartz countertops, soft-close cabinets and drawers, full-height cabinets, a gas burner range, and a modern backsplash. The large center island includes a single basin sink with an in-sink garbage disposal and soap dispenser, along with barstool seating. The seamless flow between the kitchen, dining, and family room makes it ideal for hosting family and friends. A door at the rear leads to a Patio and a fully fenced backyard, complete with a BBQ natural gas line, concrete work along the side and back of the house. Upstairs, the home offers 3 bedrooms, 2 bathrooms, and a laundry room. The primary bedroom features a walk-in closet and a luxurious 4-piece ensuite with dual sinks, a walk-in shower and faucets, and a good sized window for natural light. Bedrooms 2 and 3 are spacious and share a 4-piece bathroom with a tub/shower combo. Both main and upper level also feature upgraded lighting and premium flooring throughout. The unfinished basement is ready for your personal touch, with a separate side entrance and roughed-in plumbing offering endless possibilities. Outside, parking includes space for 2 cars in the Detached Garage with alley access, plus additional street parking at the

front of the home. Located close to SAVANNA MARKET PLAZA , shopping, schools, restaurants, and the LRT, this home offers both style and convenience