

237 Savanna Walk NE  
Calgary, Alberta

MLS # A2177633



## \$459,900

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,388 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 320
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this stunning and spacious townhouse in the vibrant community of Saddle Ridge, where luxury meets convenience! This immaculate residence stands out with its open-concept floor plan, modern finishes, and an abundance of natural light streaming through expansive windows. With 3 bedrooms, 2 1/2 bathrooms, this townhouse offers ample space for comfortable, stylish living. Step inside to find a large kitchen featuring stainless steel appliances, quartz countertops, and beautiful flooring, all complemented by a chic color scheme. The main deck is perfect for dining or relaxation, while an additional upper deck provides a serene retreat for your morning coffee or evening sunsets. The thoughtfully designed layout includes a spacious living room and direct access to a single attached garage, ensuring convenience and security. The upper level hosts a primary suite with a walk-in closet and ensuite bath, along with two more generous bedrooms, a well-appointed four-piece bathroom, and a convenient laundry location. Ideal for families, this home is steps away from a playground, schools, shopping centers, the LRT and the YMCA making it the perfect blend of suburban comfort and urban accessibility. Don't miss this chance to make this exquisite townhouse your new home, where every detail has been designed with your lifestyle in mind. \*\*Note: New Microwave Hood fan was installed after pictures were taken.\*\*