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**9 Savanna Green NE
 Calgary, Alberta**

MLS # A2186069



\$979,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,550 sq.ft.	Age:	2019 (6 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Driveway, On Street		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: None

Welcome to 9 Savanna Green in the prestigious community Saddle Ridge, NE Calgary! This 2019 built home situated on a corner lot has everything you need. On the main floor, it has a full bedroom with 4 pc ensuite, A living room, upgraded kitchen with granite countertops , built-in SS appliances, Gas Range and Chimney hood fan. A family room , dining space and a 2 pc bathroom completes the main floor. Upstairs you will witness 9' ceiling height, 4 bedrooms, Spacious Bonus room and Laundry room. Primary bedroom with walk in closet and 5pc ensuite, and additional 3 bedrooms and a common washroom. The fully developed basement with side entrance offers an inviting rec room, a stylish wet bar , a bedroom, and a bathroom, providing the perfect space for relaxation or entertaining. Outside, the backyard is fully fenced. This property has all the amenities nearby. Call to book your private showing today!