

**178 Savanna Park NE
Calgary, Alberta**

MLS # A2257835



\$639,000

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,644 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Gazebo, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	Window Covering		

Welcome to this stunning, well-maintained property in the highly desirable community of Savanna, Saddle Ridge! Offering over 2,300 sq. ft. of developed living space, this home has it all: a bright open layout, spacious living and dining areas, modern kitchen, and convenient half bath on the main floor. Upstairs, you'll find a luxurious primary suite with its own ensuite and two walk-in closets, plus two additional bedrooms, a full bath, and dedicated laundry. The fully developed basement features a legal suite with a private entrance, full kitchen, living room, bedroom, and bath perfect for extended family or rental income. Enjoy summer days in the landscaped backyard with a gazebo and patio, plus an insulated double detached garage. Central A/C keeps you cool in Calgary's warm weather. Located close to schools (including TLC Chris Akkerman), shopping, Calgary International Airport, and major routes like Stoney Trail and Deerfoot. Ideal for first-time buyers or savvy investors—this is the one you've been waiting for!