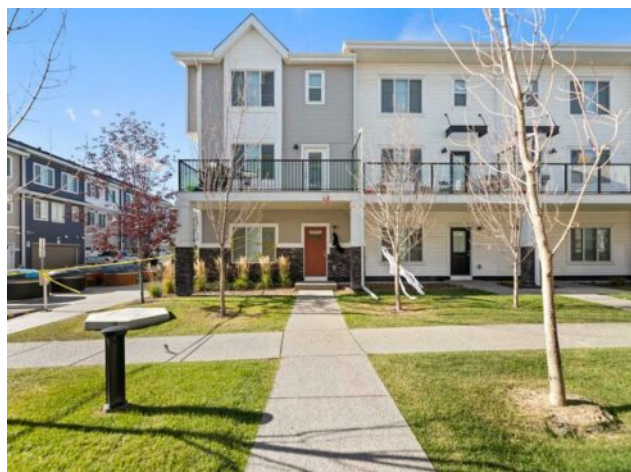


218, 669 Savanna Boulevard NE  
Calgary, Alberta

MLS # A2266637



\$475,000

|           |                           |        |                  |
|-----------|---------------------------|--------|------------------|
| Division: | Saddle Ridge              |        |                  |
| Type:     | Residential/Five Plus     |        |                  |
| Style:    | 3 (or more) Storey        |        |                  |
| Size:     | 1,707 sq.ft.              | Age:   | 2023 (2 yrs old) |
| Beds:     | 4                         | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached    |        |                  |
| Lot Size: | -                         |        |                  |
| Lot Feat: | Low Maintenance Landscape |        |                  |

|             |                                                    |            |           |
|-------------|----------------------------------------------------|------------|-----------|
| Heating:    | Forced Air, Natural Gas                            | Water:     | -         |
| Floors:     | Carpet, Vinyl Plank                                | Sewer:     | -         |
| Roof:       | Asphalt Shingle                                    | Condo Fee: | \$ 344    |
| Basement:   | None                                               | LLD:       | -         |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                    | Zoning:    | M-X1 d100 |
| Foundation: | Poured Concrete                                    | Utilities: | -         |
| Features:   | No Animal Home, No Smoking Home, Walk-In Closet(s) |            |           |

**Inclusions:** N/A

Experience upscale living in this luxury townhome, perfectly situated in the established community of Saddle Ridge. Built by Calgary's premier builder, Truman Homes, this 4-bedroom 2.5-bath residence showcases exceptional craftsmanship and modern design throughout. The upper level hosts a serene primary suite complete with a walk-in closet and a spa-inspired 4-piece ensuite. Two additional bedrooms and a stylish main 4-piece bathroom provide ample space for family or guests. On the main living level, you'll find a chef-inspired kitchen featuring sleek quartz countertops, stainless steel appliances, and generous cabinetry. The bright and open dining and living areas are bathed in natural light, creating a warm and inviting space for everyday living or entertaining. Step out onto the spacious balcony, perfect for BBQs and gatherings with friends and family. A versatile main-floor bedroom offers the ideal setup for a home office or den, while the upper-floor laundry and double attached garage add convenience and practicality to everyday life. Located steps from parks, pathways, schools, and shopping with quick access to Stoney Trail this home offers both comfort and connectivity. Contact your favorite Realtor to book a private showing today!