

**237 Savanna Walk NE  
Calgary, Alberta**

**MLS # A2193676**



**\$430,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,517 sq.ft.	<b>Age:</b>	2019 (6 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>	\$ 335
<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 home to an open concept two storey townhome in Saddle Ridge. With 3 bedrooms and 2.5 bathrooms, this home is perfect for families. Plenty of natural light on the main floor which is ideal for entertaining and family time together. The large kitchen features stainless steel appliances, quartz countertops, and beautiful flooring. The deck off the main living area is perfect for barbequing, dining, and relaxing. 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. The single attached garage provides convenience and security. 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. Call your favorite Realtor and book a showing today!