

33 Savanna Green NE
Calgary, Alberta

MLS # A2243290



\$929,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,725 sq.ft.	Age:	2017 (8 yrs old)
Beds:	6	Baths:	5
Garage:	Double Garage Attached, Driveway, Garage Door Opener, On Street, Oversiz		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	Spice Kitchen		

Welcome to this stunning and spacious home located in Savanna, directly across from a beautiful park with the bonus of extra parking. This thoughtfully designed property offers luxurious features and ample space for multi-generational living. The main floor boasts both a living room and family room, perfect for relaxing or entertaining guests. A modern main kitchen with a large island, induction stove (with a gas line available for future upgrade), is complemented by a fully equipped spice kitchen that includes a gas stove, sink, and fridge. A guest bedroom and full bathroom on the main floor offer convenience and flexibility, while the extended double garage adds extra room for vehicles and storage. Upstairs, you'll find a spacious master bedroom with a walk-in closet and a private ensuite featuring a jacuzzi tub, standing shower, and his-and-her sinks. Two additional bedrooms each have their own attached washroom and walk-in closet. A bonus room, upstairs laundry with washer and dryer, and a dedicated prayer or office room complete the upper level. The basement features an illegal suite with a separate entrance, offering a living room, two bedrooms (one with a walk-in closet), a full washroom with a standing shower, and a newly added kitchen with new appliances. It also includes its own washer and dryer. Additional features include a fully fenced backyard with a deck and shed, rough-in for central vacuum and A/C, built-in speakers on the main floor and upper level, a security system with cameras, and gas lines installed in the garage (for potential heating) and on the deck for a BBQ. The roof and siding have been recently repaired following the last hailstorm, ensuring peace of mind for future owners. This home combines comfort, style, and functionality in a prime location — a true gem in the heart of Savanna. Book now!