



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

911, 10060 46 Street NE
Calgary, Alberta

MLS # A2217225



\$469,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 183
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning former showhome end unit, 3 bedroom, 2.5 bathroom townhome that showcases an open-concept design perfect for entertaining and family living. The main floor impresses with a chef-inspired kitchen featuring stainless steel appliances, a large island with a breakfast bar, soaring 9-foot ceilings, and a patio ideal for enjoying warm summer evenings. Upstairs, the spacious primary suite includes a 3-piece ensuite, a walk-in closet, and a private second balcony. Two additional bedrooms, a 4-piece bath, and convenient upper-floor laundry complete the level. A single attached garage conveniently backs onto the visitor parking. Savanna offers convenient access to shopping, dining, the Saddleridge LRT station, Savanna Bazaar Shopping Centre, Govind Sarvar School & Gurudwara, Stoney Trail, and the YYC Airport. Whether buying your first home, downsizing, or investing, this is an affordable luxury at its finest. Call today for a private showing!