



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

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120 SAVANNA Walk NE
Calgary, Alberta

MLS # A2230354



\$409,999

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 D100
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	N/A		

Welcome to this stunning end-unit home featuring three spacious bedrooms and two and a half modern bathrooms. The heart of the home is the open-concept kitchen, complete with a large island, perfect for entertaining. Enjoy outdoor living with two balconies, one equipped with a gas barbecue line for your summer cookouts. Additional features include stainless steel appliances and a single attached garage. This home is located in the new community of Savanna in Saddle Ridge and offers extra windows for plenty of natural light. You’ll also find a convenient visitor parking area nearby. Location is key, and this property delivers. It’s just a 10 minute walk to the Saddle Ridge train station, making your commute a breeze. You’ll also find grocery stores, pizza places, and a doctor’s office just a short stroll away. Families will appreciate the convenience of having both middle and high schools within a 5 to 10 minute drive. Don’t miss out on this fantastic opportunity to own a beautiful home in a great location!