

37 Savanna Green NE  
Calgary, Alberta

MLS # A2232627



**\$999,999**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,907 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Separate Entrance		

<b>Inclusions:</b>	N/A
--------------------	-----

Open House June 21 & 22 2-5pm! Welcome to 37 Savanna Green — a stunning estate home in NE Calgary’s sought-after Savanna community. This spacious, well-appointed home features 6 bedrooms, 5 bathrooms, and countless upgrades throughout. The main floor offers a private office/den, formal dining room, and an expansive kitchen with modern appliances, ample cabinetry, and a separate spice kitchen. The open-concept living room showcases a striking built in gas fireplace surrounded by custom maple built ins. Upstairs, enjoy 4 large bedrooms including a luxurious primary suite with a 5-piece ensuite and walk-in closet. A second bedroom also features a private ensuite and walk-in closet, plus there’s a versatile bonus room centrally located, the added convenience of an upstairs laundry, and another full bath complete the upper floor. The fully developed basement with side entrance features a nicely appointed 2 bedroom illegal basement suite, complete with it’s own separate laundry. This home has it all, book your showing today. Close to schools, shopping, and transit—this is elegant, functional family living at its best.