

## 28 Savanna Link NE Calgary, Alberta

**MLS # A2223172**



# \$789,000

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Saddle Ridge           |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,278 sq.ft.           | <b>Age:</b>   | 2021 (4 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.08 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Yard              |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters |                   |     |
| <b>Inclusions:</b> | window coverings and garage remote   |                   |     |

**\*\*PRICE IMPROVEMENT- LUXURY HOME IN SAVANNA NE - Watch Video Tour! 4 BEDROOMS | 3 FULL BATHS | 2 PRIMARY SUITES | JACK & JILL BATH | MAIN FLOOR BED + FULL BATH | MASSIVE BONUS ROOM WITH VAULTED CEILING | SEPARATE ENTRY | 9-FT BASEMENT CEILING | HIGH-END UPGRADES | PRIME LOCATION!** Step into luxury with this nearly new executive home in the heart of Savanna, offering exceptional value under \$800K. From the moment you walk in, the grand OPEN-TO-BELOW foyer and high-end finishes make a lasting impression. The chef-inspired kitchen is the centrepiece of the home, equipped with premium stainless steel appliances, a gas range, high-CFM chimney hood fan, an extended island, and sleek upgraded lighting. The open-concept living and dining areas flow effortlessly, creating an ideal space for gatherings and everyday living. A main floor bedroom with a full bath adds convenience—perfect for guests, aging parents, or a home office. Upstairs, you're welcomed by plush upgraded carpeting and a VAULTED CEILING bonus room—a perfect space for movie nights or family time. The upper level features TWO spacious primary suites—a rare and thoughtful layout! The main primary suite boasts elegant French doors, a spa-inspired ensuite with a soaking tub, glass shower, dual vanities, and a large walk-in closet. The second primary suite shares a convenient Jack-and-Jill bathroom with the third upstairs bedroom—perfect for growing families. A dedicated laundry room adds to your daily convenience. The unfinished basement offers a 9-ft ceiling, a separate side entrance, and a rough-in for a bathroom—providing endless potential for a legal suite, gym, or personalized development. Additional highlights include premium interior doors, modern hardware, designer lighting,

and thoughtful upgrades throughout. Located just steps from walking paths, playgrounds, Savanna Bazaar Shopping Centre, and key amenities like schools, medical clinics, Gurudwara Sahib, and dining, this home offers both luxury and lifestyle. Plus, enjoy quick access to major roadways and Calgary International Airport. Occupied since December 2022, this meticulously maintained home is the perfect blend of modern elegance, space, and location. Don't miss out—book your private tour today and experience the best of Savanna!