



# 669 Savanna Boulevard Calgary Alberta

\$499,900

This brand new constructed townhouse is a blend of sophistication and convenience. Nestled in the vibrant Savanna community of Saddle Ridge, this elegant home spans 1,523 sq. ft., providing a seamless fusion of modern design and comfort. The sizeable balcony, measuring 19' 11" x 6' 8", extending the living space, offering a serene spot to unwind. Conveniently located in the northeast community of Saddle Ridge, Savanna embraces smart growth principles, ensuring accessibility and an array of amenities. A double attached garage simplifies parking, while the ground level introduces a versatile bedroom or office space. The main floor seamlessly integrates style and functionality, boasting ample natural light, luxurious vinyl plank flooring, and upscale finishes that enhance the home's allure. The inviting living room and adjacent balcony provide relaxing spaces, while the kitchen stands as a centerpiece, featuring quartz countertops, stainless steel appliances, full-height cabinetry, and a centre island with an eating bar. The dining room offers ample room for entertaining and is complemented by a convenient powder room. Upstairs, the primary suite offers an indulgent retreat with a high ceiling, oversized window, spacious walk-in closet, and a private ensuite. Two additional bright bedrooms share a modern 4-piece bathroom, while laundry facilities on this level add further convenience. Beyond the home, the community offers extensive pathways, parks, playgrounds, and the Savanna Bazaar, a commercial hub. Proximity to schools, shops, and recreational facilities enriches the lifestyle, while easy access to major roads like Metis Trail, Airport Trail, and the LRT facilitates exploration beyond the neighbourhood, connecting effortlessly to the rest of Calgary. (id:6769)

Kitchen 15.00 Ft x 11.50 Ft  
Dining room 13.58 Ft x 8.83 Ft  
Living room 15.00 Ft x 12.58 Ft  
Bedroom 9.75 Ft x 9.08 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Laundry room 5.83 Ft x 4.17 Ft

Primary Bedroom 12.42 Ft x 10.92 Ft  
Bedroom 9.92 Ft x 9.50 Ft  
Bedroom 9.92 Ft x 9.42 Ft  
Other 6.42 Ft x 4.00 Ft  
4pc Bathroom .00 Ft x .00 Ft  
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
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