



## 10060 46 Street Calgary Alberta

\$479,900

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! (id:6769)

Living room 17.42 Ft x 11.75 Ft

Kitchen 9.67 Ft x 8.17 Ft

Dining room 6.50 Ft x 8.17 Ft

2pc Bathroom 4.92 Ft x 4.50 Ft

Bedroom 9.08 Ft x 13.08 Ft

Bedroom 9.00 Ft x 13.00 Ft

Primary Bedroom 10.75 Ft x 16.58 Ft

3pc Bathroom 4.92 Ft x 8.50 Ft

4pc Bathroom 4.92 Ft x 8.00 Ft

Listing Presented By:



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Century 21 Bravo Realty

<http://www.tihomes.ca/>

**RE/MAX Realty Professionals**

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