



SADDLE RIDGE | CALGARY, ALBERTA

168 SAVANNA LANE NE

DOUBLE GARAGE

CENTRAL A/C

WEST-FACING BACKYARD

NO REAR NEIGHBOUR

A home that makes every square foot count.

THE HOME

DESIGNED FOR REAL LIFE

TWO-STOREY | 2,066 SQ. FT. RMS



OPEN KITCHEN, DINING AND LIVING CONNECTION

2,066

SQ. FT. RMS

3 + FLEX

BEDROOM LAYOUT

2.5

BATHROOMS

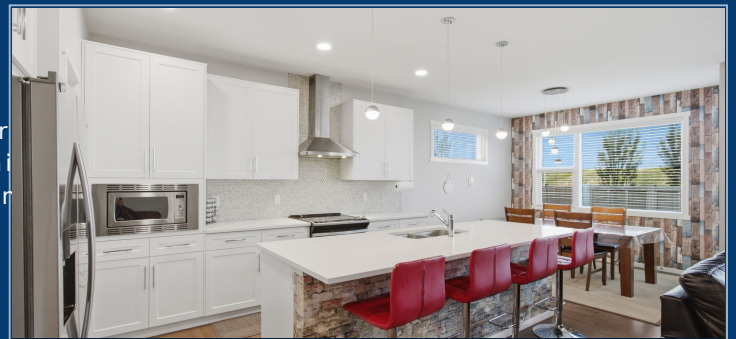
940

SQ. FT. LOWER LEVEL

WHY IT WORKS

This Homes by Avi two-storey balances open gathering spaces with flexible rooms for work, guests and everyday family life. The main floor centres on a bright kitchen and living area, while the upper level keeps the bedrooms, laundry and vaulted bonus room together.

- 9-ft main-floor ceilings
- Quartz counters and large island
- Stainless-steel appliances
- Walk-in corner pantry
- Tiled fireplace and central A/C
- Upper-floor laundry
- Vaulted bonus room
- 940 sq. ft. unfinished basement



QUARTZ ISLAND AND PANTRY

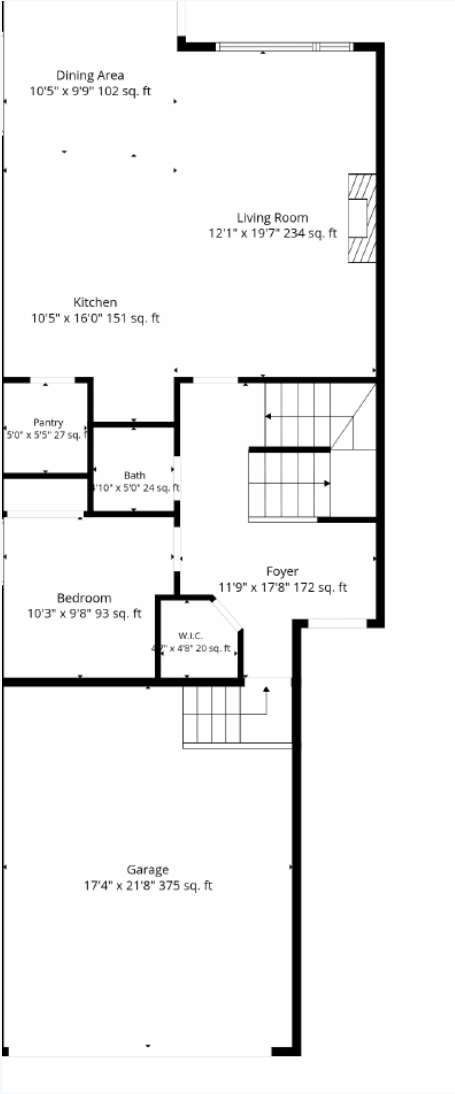


LIVING ROOM WITH TILED FIREPLACE

A CLEAR, VERTICAL LAYOUT

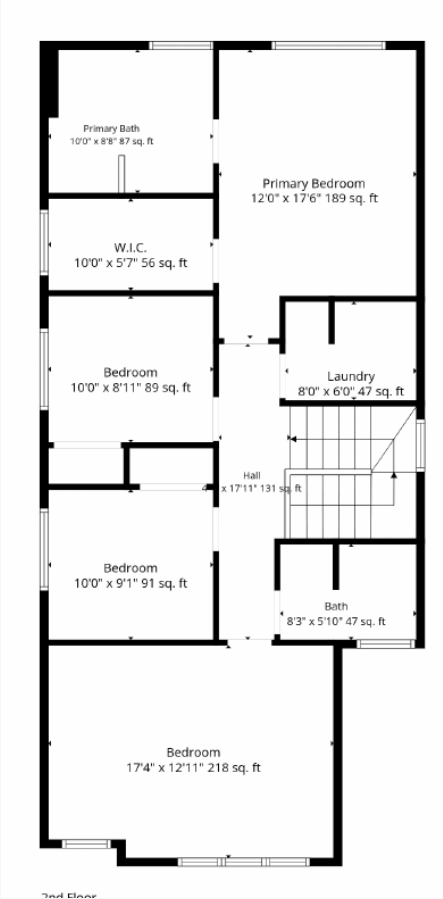
Gathering below. Bedrooms and laundry above. Future possibilities downstairs.

MAIN LEVEL
940 SQ. FT.



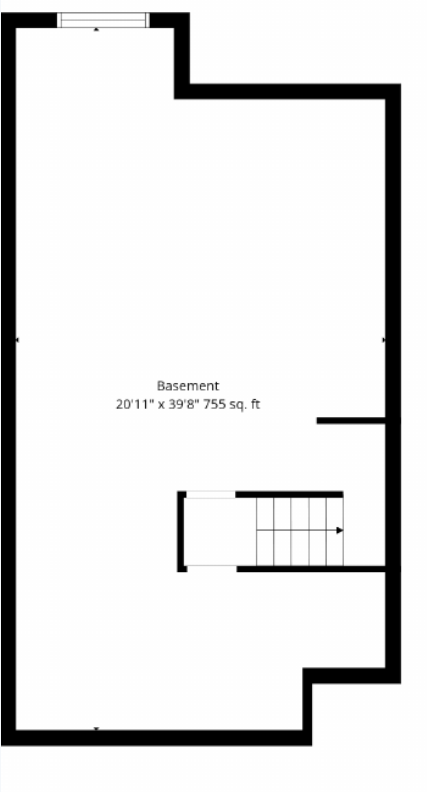
OPEN PLAN | FLEX ROOM | 2-PC BATH
DOUBLE GARAGE

UPPER LEVEL
1,126 SQ. FT.



PRIMARY SUITE | 2 BEDS | BONUS
LAUNDRY | FULL BATH

LOWER LEVEL
940 SQ. FT.



UNFINISHED | FUTURE OPTIONS

Room dimensions and floor areas are approximate and subject to independent verification.

THE NEIGHBOURHOOD

CONNECTED TO WHAT MATTERS



SADDLE RIDGE CONTEXT AND NEARBY DESTINATIONS



WEST-FACING DECK



NEIGHBOURHOOD PARK



NEARBY SHOPPING

EVERYDAY CONNECTIONS

Schools, parks, neighbourhood shopping, restaurants and places of worship are close by. Transit links include Saddletowne LRT and the Genesis Centre.

- WEST-FACING FENCED BACKYARD
- DECK WITH BBQ GAS LINE
- NO DIRECT REAR NEIGHBOUR

LOOKING AHEAD

Saddle Ridge is planned to benefit from the City's fully funded future Northeast Athletic Complex, including indoor and outdoor fields and Calgary's first competition-level cricket field. Construction timing has not yet been announced.

PROPERTY NOTE

Roof and rear siding have hail damage.
The asking price reflects the current condition.
Ask Apram for details.



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