

**315 Savanna Avenue NE**  
**Calgary, Alberta**

**MLS # A2200128**



**\$699,999**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,807 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** N/A

FRONT GARAGE//BASEMENT // SEPERATE ENTERANCE // 6 BEDROOMS// 4 BATHROOMS//MAIN FLOOR BED//+FULL BATH// TOTAL RMS + finished area = 2525 SQFT.

Discover this elegant family-friendly home featuring 4 bedrooms upstairs, with an additional full bed and bath on the main floor. Enjoy 9 ft ceilings, 8 ft doors, oversized windows, and an open-concept layout. Two custom fireplaces add warmth to the main floor and bonus room. The master bedroom boasts a walk-in closet, 4-piece ensuite with an oversized glass shower, dual vanities, and quartz countertops. Two more bedrooms share a stylish tiled washroom. The fully finished basement with a separate entry includes a modern kitchen, spacious living room, 2 bedrooms, full bath, and laundry. A double car garage, large backyard with deck, and proximity to GOBIND SARVAR HIGH SCHOOL (PRIVATE), LRT, bus stops,, close to YYC airport and a nearby plaza complete this exceptional home. Book your showing today!