

315 Savanna Avenue NE
Calgary, Alberta

MLS # A2200128



\$699,999

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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!