

307 Savanna Avenue NE
Calgary, Alberta

MLS # A2213270

\$725,000

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,800 sq.ft.	Age:	2020 (5 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the sought after neighbourhood of Savanna! This home is on a Corner lot and has 6 Bedrooms and 4 Bathrooms including a Bedroom on the Main Floor and a Full Bathroom on the main floor as well as an illegal suite in the basement with Separate Entrance, 2 Bedrooms, Full Bathroom, Kitchen an separate Laundry! The Main floor features a chic Kitchen with a nice size Island and panty. Beside the Main Floor Bedroom is a 3-peice Bathroom with a Shower. The Upper floor has 3 Bedrooms, including a Large master bedroom with a walk-in closet and ensuite. There is also a Bonus room room and Landry room. The Developed basement features 2 bedrooms, full bathroom, Kitchen, Laundry and Separate entrance. Call to book your private showing today!