



**75 Savanna Boulevard NE
Calgary, Alberta**

MLS # A2277556



\$584,900

Division: Saddle Ridge

Type: Residential/Duplex

Style: 2 Storey, Attached-Side by Side

Size: 1,564 sq.ft. **Age:** 2020 (6 yrs old)

Beds: 3 **Baths:** 3

Garage: Alley Access, Double Garage Detached

Lot Size: 0.07 Acre

Lot Feat: City Lot, Corner Lot, Private, Street Lighting

Heating: Forced Air, Natural Gas

Water: -

Floors: Ceramic Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-2M

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters

Inclusions: N/A

Welcome to this fabulous corner-lot duplex, ideally situated in the highly desirable community of Savanna. This wonderfully designed residence has 3 bedrooms and 3 full bathrooms. The main level features a cozy living area/Den, family room, modern kitchen with stainless steel appliances, dining area, and a full bathroom. Upper floor have spacious master bedroom with walk-in closet and 4 pc ensuite. Good sized other 2 bedrooms, 4 piece bathroom and spacious laundry completes this floor. Unspoiled basement with 9 Ft foundation and a SEPARATE side entrance. This home has incredible potential. This property comes with a double detached garage for your parking needs and a fully concrete backyard. Recent updates- New flooring upstairs. Vacant for quick possession. Easy access to major roadways and Airport. Within walking distance you'll find the community shopping center. Watch 3D TOUR, don't miss this amazing property and book a showing today!!