



**GRASSROOTS**  
REALTY GROUP

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**75 Savanna Boulevard NE**  
**Calgary, Alberta**

**MLS # A2277556**



**\$584,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,564 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	City Lot, Corner Lot, Private, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!!