



**310 Savanna Terrace NE  
Calgary, Alberta**

**MLS # A2278149**



**\$579,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,457 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		
<b>Inclusions:</b>	n/a		

Welcome to this New 3 years old Homes by AVI in the desirable community of Savanna. Beautiful design Open plan with 9' Ceilings, Big Windows, Separate side Entrance, Fully Finished with over 2100 sq.ft, total of 5 Bedrooms, 3.5 Bathrooms, full size Deck at the back, Granite counters, Full Ensuite 3 pcs and walk in closet, Laundry upstairs as well as in the Basement and much more. Located close to all Amenities And more. Vacant for immediate possession.