



**39 Savanna Way NE  
Calgary, Alberta**

**MLS # A2284823**



**\$679,900**

**Division:** Saddle Ridge

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 2,013 sq.ft. **Age:** 2019 (7 yrs old)

**Beds:** 3 **Baths:** 3 full / 1 half

**Garage:** Double Garage Attached

**Lot Size:** 0.08 Acre

**Lot Feat:** Back Yard

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stone, Vinyl Siding

**Zoning:** R-G

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)

**Inclusions:** N/A

ATTACHED DOUBLE GARAGE!! FINISHED BASEMENT WITH SEPARATE ENTRANCE & ROUGH-IN FOR KITCHEN + LAUNDRY (POTENTIAL LEGAL SUITE & SUBJECT TO CITY APPROVAL)!! SELLER CAN CONSIDER COMPLETING A BASEMENT BEDROOM!! 2700+ SQFT OF LIVING SPACE!! PERGOLA IN BACKYARD!! 3 BEDROOMS!! 3.5 BATH!! A thoughtful floor plan that balances style and practicality! The main floor offers a spacious living area with big bright windows, a stylish kitchen with island, pantry, and plenty of cabinetry, a dining area with direct access to the backyard. A 2PC BATH completes the main floor. Upstairs features 3 BEDROOMS + OFFICE + HUGE BONUS ROOM. The PRIMARY BEDROOM comes with a walk-in closet and private 3PC ENSUITE BATH. Other 2 BEDROOMS share a 4PC BATH, and the office is perfect for work or study. Convenient UPPER-LEVEL LAUNDRY is right where you need it. The BASEMENT has its OWN SEPARATE ENTRANCE, with a large rec room and another 3PC BATH. Step outside to a beautifully built PERGOLA with seating, privacy greenery, and string lighting; the perfect spot for evening relaxation or entertaining guests. The backyard also includes a lawn area and space to enjoy the outdoors. All this in a prime location close to shopping, schools, and playgrounds. A FAMILY HOME THAT COMBINES COMFORT, FLEXIBILITY, AND A BACKYARD MADE FOR MEMORIES.