



**45 Savanna Alley NE
Calgary, Alberta**

MLS # A2161737



\$859,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,308 sq.ft.	Age:	2018 (6 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	City Lot, Cleared, Low Maintenance Landscape, Landscaped, Level, Rectang		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

Inclusions: Basement Appliances - Electric Stove, Microwave Hood fan, Refrigerator, Washer-Dryer Stacked

4 BEDROOM FRONT GARAGE HOME WITH 2 BED LEGAL BASEMENT SUITE on a CONVENTIONAL LOT. Welcome to the beautiful FRESHLY PAINTED family home in the wonderful community of Savanna in Saddle Ridge! Easy access to Metis Trail, Stoney Trail, Calgary International Airport, shopping, schools and playgrounds makes this community the most desirable one. The OPEN CONCEPT of this home welcomes you to the spacious front foyer, mudroom, a powder room and a den/office on the main floor. Make your way to the upgraded kitchen with high end STAINLESS STEEL APPLIANCES, quartz counter top, CHIMNEY HOOD FAN and a SPICE KITCHEN with GAS COOKTOP for all those cooking adventures. Finally, the spacious living room and dining room backing onto the back lawn completes this floor. Upstairs, you will find good size 4 BEDROOMS, family size bonus room and laundry room for convenience. The primary bedroom features ensuite w/soaker tub, standing shower and his/her sinks. The separate entrance to the 2 BEDROOM LEGAL BASEMENT suite with 9' ceiling, living room, separate furnace, separate laundry is a hassle free revenue generator for the new owner. The extended driveway that can easily accomodate 3 cars and the fenced and landscaped backyard with low deck, RAISED FLOWER BEDS and a good size shed for your storage is another wonderful feature of this home. The garage also features additional space for all your storage requirements. COME and VIEW THIS PROPERTY TODAY!