



**79 Savanna Boulevard NE
Calgary, Alberta**

MLS # A2207680



\$690,000

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,724 sq.ft.	Age:	2020 (5 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s)	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Other	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: n/a

Welcome to 79 Savanna Blvd NE – A Spacious and Versatile Family Home! This beautifully maintained 5-bedroom, 4 full-bath home offers a perfect blend of comfort and functionality. With 1,724 sq. ft. of living space above grade and a thoughtfully developed illegal suite, this property is ideal for families or investors. -Main Features: -Upstairs: -3 spacious bedrooms -2 full bathrooms, including a private ensuite in the primary bedroom, bonus room and laundry upstairs. -Main Floor: -Bright and open living area -Bedroom and full bathroom – perfect for guests or elderly family members -Modern kitchen with ample cabinetry and a spice kitchen for extra convenience - Fully finished Basement includes Separate side entrance and separate laundry -Large bedroom with walk-in closet and private ensuite bathroom - Exterior:-Double detached garage and fully concrete backyard -low maintenance and perfect for outdoor entertaining -Located in the heart of Savanna in Saddle Ridge, you're close to schools, shopping, parks, and public transit. Whether you're looking for a multi-generational home or a great investment opportunity, this one checks all the boxes! Don't miss out – book your showing today!