



307 Savanna Avenue NE  
Calgary, Alberta

MLS # A2213270



**\$725,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,800 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to the sought after neighbourhood of Savanna! This home is on a Corner lot and has 6 Bedrooms and 4 Bathrooms including a Bedroom on the Main Floor and a Full Bathroom on the main floor as well as an illegal suite in the basement with Separate Entrance, 2 Bedrooms, Full Bathroom, Kitchen an separate Laundry! The Main floor features a chic Kitchen with a nice size Island and panty. Beside the Main Floor Bedroom is a 3-peice Bathroom with a Shower. The Upper floor has 3 Bedrooms, including a Large master bedroom with a walk-in closet and ensuite. There is also a Bonus room room and Landry room. The Developed basement features 2 bedrooms, full bathroom, Kitchen, Laundry and Separate entrance. Call to book your private showing today!