

96 Savanna Lane NE
Calgary, Alberta

MLS # A2262370



\$729,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,852 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions:	NA
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Welcome to this beautiful, well-maintained home located in the desirable community of Savanna. This 4-bed, 3.5-bath house is an amazing property to call your dream home. On the main floor, you will find a spacious living room, a dining area, and a beautiful modern kitchen with stainless steel appliances, Gas stove, quartz countertops, and ample storage space. Upstairs, there is the master bedroom with an ensuite, two additional spacious bedrooms with a full washroom, a spacious bonus room, and a laundry room located near the bedrooms. Large windows throughout the house fill this house with natural light. The fully finished LEGAL 1-bedroom, 1-bathroom basement suite has its own separate entrance. The backyard is fully fenced, and the property is conveniently located close to parks, schools, LRT stations, public transportation, and other amenities. Get in touch with us or call your favourite realtor right now to arrange a private showing of this amazing home!