

**316 Savanna Way NE
Calgary, Alberta**

MLS # A2202911



\$766,500

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,279 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Garden, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Up To Grade	LLD:	-
Exterior:	Shingle Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Vinyl Windows		

Inclusions: none

OPEN HOUSE MAY 3RD 2-5PM & MAY 4TH 12-4PM. VERY NEAT AND CLEAN 2279 SQ.FT.2 STORY HOUSE IN SHOW-HOME CONDITION. LOADED WITH UPGRADES,LIKE 9' CEILING ON THE MAIN ,KNOCK DOWN CEILING,QUARTZ COUNTER TOPS THROUGH OUT,POT LIGHTS IN THE KITCHEN, UPGRADED APPLIANCES.THIS AREA IS MUCH IN DEMAND.CLOSE TO MANY AMENITIES LIKE LAKE WALKS,PLAYGROUNDS,SHOPPING,SCHOOLS,GOBIND SERVER HIGH SCHOOL/GURU NANAK GATE CAMPUS,TRANSPORTATION AND ALL MAJOR ROUTES.HOUSE COMES WITH LIVING ROOM AND FAMILY ROOM ON THE MAIN LEVEL,KITCHEN WITH MANY UPGRADES.UPPER LEVEL COMES WITH 4 BEDROOMS AND BONUS ROOM.MASTER WITH WALK-IN CLOSET AND 5PIECE BATH,VAULTED CEILING IN BONUS ROOM.SOUTH FACING SUNNY BACK YARD WITH DECK. DOUBLE FRONT ATTACHED GARAGE.VERY EASY TO SHOW ANY TIME. VACANT FOR QUICK POSSESSION.GOING BELOW THE ASSESSED VALUE.