

**75 Savanna Boulevard NE  
Calgary, Alberta**

**MLS # A2280769**



# \$584,900

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,564 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Corner Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this stunning corner-lot duplex, perfectly located in the highly sought-after community of Savanna. Thoughtfully designed, this beautiful home offers 3 bedrooms and 3 full bathrooms. The main level features a cozy living area/den, a spacious family room, a modern kitchen equipped with stainless steel appliances, a dining area, and a full bathroom. The upper level boasts a generous primary bedroom complete with a walk-in closet and a 4-piece ensuite, along with two additional well-sized bedrooms, another 4-piece bathroom, and a conveniently located laundry area. The unspoiled basement offers 9-foot ceilings and a separate side entrance, providing incredible future potential. Additional highlights include a double detached garage, a fully concrete backyard, and recent updates such as new flooring on the upper level. This home is vacant and available for quick possession. Ideally located with easy access to major roadways and the airport, and within walking distance to the community shopping center. Don't miss out—view the 3D tour and book your showing today!