

639 Savanna Landing NE  
Calgary, Alberta

MLS # A2211856



**\$659,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,809 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, On Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Incredible Location | 1,809 SqFt | 3 Bedrooms | 2.5 Bathrooms | Modern Finishes | Stainless Steel Appliances | Gas Stove | Kitchen Island | Barstool Seating | Pantry | Open Floor Plan | High Ceilings | Recessed Lighting | Large Windows | Upper Level Bonus Room | Upper Level Laundry | Sizeable Bedrooms | Vinyl & Plush Carpet Flooring | Side Entry to Basement | Partially Finished | Great Backyard | Rear Parking | Rear Lane. Welcome to your gorgeous 2-storey family home boasting 1,809 SqFt throughout the main and upper levels with an additional 838 SqFt in the partially finished basement. The main level has incredible living space, high ceilings, ample natural light and large windows that all compliment the size of the home. The front door opens to a foyer with closet storage and views into the front living room. The bright and comfortable space is great for day seating. The open floor plan kitchen, dining and family rooms make this a great home to entertain family and friends. The kitchen is outfitted with stainless steel appliances, a gas stove, granite countertops, great cabinet storage and a corner pantry for dry goods. The centre island is perfect for enjoying small meals. The dining room is ready for a large dinner table to hold your whole family! The family room has a large window that overlooks the backyard. The rear mud room has closet storage and a door to access the backyard and rear parking. The main level is complete with a 2pc bath. Upstairs holds 3 bedrooms, 2 full bathrooms, a bonus room and laundry. The primary bedroom is paired with a walk-in closet and a private 5pc ensuite bath. The ensuite has a deep soaking tub, walk-in shower and double vanity with storage below. The primary bedroom is separated from beds 2 & 3 with the central bonus room. The bonus room is a great space to unwind in the evenings! Bedrooms 2 & 3 are both a great

size and share a 4pc bath with a tub/shower combo. The upper level laundry is every home owner's dream as its located near all the bedrooms! Downstairs, the partially finished basement has a separate side entry. Outside, the backyard offers a blank slate for your choice of entertainment. With space for a large deck and lawn space, there's plenty of fun to be had in the summer months. The rear parking is accessed through the back lane and additional parking is available at the front of the home. Hurry and book a showing at this incredible family home today!