

## 22 Savanna Villas NE Calgary, Alberta

**MLS # A2251065**


# \$659,900

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,761 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		
<b>Inclusions:</b>	none		

THIS HOUSE IS LOADED WITH UPGRADES LIKE QUARTZ KITCHEN AND BATHROOM COUNTER TOPS,KNOCK DOWN CEILING,9 FT. CEILING ON ALL THREE LEVELS. MAIN FLOOR LUXURY VINYL PLANKS,UPGRADED APPLIANCES ,UPGRADED KITCHEN CABINETS.MASTER BEDROOM WITH FULL BATH AND WALK-IN CLOSET AND 2 MORE GOOD SIZE BEDROOMS ON UPPER LEVEL+ BONUS ROOM ON UPPER LEVEL, LAUNDRY ROOM ON UPPER LEVEL . KITCHEN WITH ISLAND AND PANTRY.OVER SIZE DOUBLE DETACHED GARAGE. BASEMENT IS UN FINISHED WITH SEPARATE ENTRANCE AND 9 FT. CEILING ASWELL. CLOSE TO BUS,SCHOOL,SIKH TEMPLE, SHOPPING AND VERY GOOD ACCESS TO ALL THE MAJOR ROUTES. VERY EASY TO SHOW ANY TIME. HOUSE SHOWS VERY WELL. A MUST TO SEE TO APPRECIATE.