



## 45 Savanna Close NE Calgary Alberta

\$689,900

This beautiful property offers a comfortable, spacious and modern living space that is perfect for families. The main floor features a spacious living room, dining room, kitchen, and 2-piece washroom. The main floor also features office space that can also be used as a bedroom, featuring large windows that fill the room with natural light. Upstairs, the sizable master bedroom is accompanied by an ensuite and walk-in closet. Two more bedrooms, a full bathroom, and a laundry room complete the upper level. There is also a Separate side entrance to the finished basement offering many possibilities. Residents will appreciate the convenient access to schools, playgrounds, shopping, restaurants, grocery stores, transportation, LRT, Hospital, Genesis Centre, and much more. Metis Trail, Stoney Trail, McKnight Blvd, and Deerfoot Trail provide easy access to the surrounding area. It is an ideal place for a growing family to call home. The Buyer has to accept old RPR. The Basement is rented out \$1000 and 30% utility on monthly basis. There was recent Hail Damaged, claim opened already, all the information will be provided to the Buyer. (id:6769)

Primary Bedroom 12.92 Ft x 12.00 Ft

Bedroom 9.75 Ft x 9.58 Ft

Bedroom 10.50 Ft x 8.92 Ft

Office 6.25 Ft x 5.92 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Laundry room 7.83 Ft x 3.50 Ft

4pc Bathroom 7.83 Ft x 5.92 Ft

Laundry room 11.75 Ft x 6.67 Ft

Bedroom 13.50 Ft x 9.25 Ft

Den 12.92 Ft x 9.75 Ft

2pc Bathroom 5.83 Ft x 4.50 Ft

Living room 13.25 Ft x 11.92 Ft

Kitchen 12.67 Ft x 12.17 Ft

Dining room 11.08 Ft x 6.92 Ft

Listing Presented By:



Originally Listed by:  
Insta Realty



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca