



# 722 Savanna Landing Calgary Alberta

\$699,900

Welcome to this stunning Semi-Detached with a LEGAL BASEMENT SUIT, detached 2-car garage and fully developed backyard located in the highly sought-after community of Savanna. This home is perfect for homeowners and investors alike. The main floor boasts an open-concept layout with a spacious living room featuring large windows that flood the space with natural light. The kitchen is a chef's dream, equipped with stainless steel appliances, including a gas range, and a dining area that overlooks the beautifully landscaped backyard. A convenient 2-piece bathroom completes this level. Upstairs, you'll find a generous primary bedroom with a 5-piece ensuite and walk-in closet. Two additional bedrooms, each with their own walk-in closets, share a 4-piece main bathroom. Laundry on the upper level adds to the convenience. Laminate flooring throughout both floors ensures easy cleaning. The LEGAL BASEMENT SUIT offers its own private entrance, a comfortable living area, full kitchen with stainless steel appliances, a spacious bedroom, 4-piece bathroom, and in-suite laundry, making it ideal for rental income or extended family. Outside, enjoy the fully fenced backyard with a large deck, complete with a BBQ gas line, perfect for your entertainment. The detached 2-car garage adds extra value and convenience. Situated just steps from a playground, and within close proximity to schools, shopping complexes, the YYC Airport, restaurants, future LRT station, a community pond, and parks, this home offers the perfect balance of community and convenience. With easy access to Metis Trail and Airport Trail, commuting around the city is a breeze. Whether you're looking for a place to call home or a savvy investment, this property checks all boxes. Don't miss out on this incredible home - book your showing today! (id:6769)

Primary Bedroom 15.25 Ft x 14.42 Ft

5pc Bathroom 10.08 Ft x 5.08 Ft

Bedroom 10.00 Ft x 9.42 Ft

4pc Bathroom 9.17 Ft x 4.92 Ft

Bedroom 10.08 Ft x 9.33 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Kitchen 10.67 Ft x 7.42 Ft

Bedroom 12.33 Ft x 9.92 Ft

Furnace 10.00 Ft x 6.75 Ft

Living room 15.17 Ft x 13.42 Ft

Dining room 12.58 Ft x 10.58 Ft

Kitchen 14.83 Ft x 13.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

<http://www.realtorpragnesh.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Living room 15.42 Ft x 12.17 Ft

2pc Bathroom 5.00 Ft x 4.67 Ft