



## 252 Savanna Terrace Calgary Alberta

\$714,900

LEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE. This Brand new detached home in SAVANNA. It's a great opportunity for a live-up, rent-down or investment property. The home comes with a 3-bedroom upper level and a 1-bedroom LEGAL SUITE developed by the builder. Enjoy the vinyl plank flooring leading into the Beautiful kitchen featuring a spacious island for your entertainment needs. Elegant quartz countertops, plenty of cupboards / stainless steel appliances package up/down. The fully developed basement includes a 1 - bedroom legal suite with a separate heating source and laundry facilities. Other things to note about this incredible home; are the ALBERTA NEW HOME WARRANTY, 200 amp panel for upper floors and 100 amp panel for the basement, 80 Gallons hot water tank, Gas connection with Gas stove on main, added water line for fridge. It is truly a must-see property--a total of 4 bedrooms/3.5 baths, beautiful veranda porch. (id:6769)

Primary Bedroom 12.33 Ft x 12.92 Ft

Bedroom 9.92 Ft x 9.25 Ft

Bedroom 9.92 Ft x 9.25 Ft

4pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft

Other 7.92 Ft x 5.58 Ft

Laundry room 4.92 Ft x 3.67 Ft

Kitchen 10.08 Ft x 7.17 Ft

Bedroom 9.50 Ft x 9.67 Ft

Laundry room 3.25 Ft x 4.00 Ft

Living room/Dining room 12.08 Ft x 14.33 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 12.25 Ft x 12.92 Ft

Kitchen 12.83 Ft x 12.83 Ft

Dining room 10.00 Ft x 12.83 Ft

Other 3.92 Ft x 6.00 Ft

Other 4.42 Ft x 5.42 Ft

2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca