



39 Savanna Way Calgary Alberta

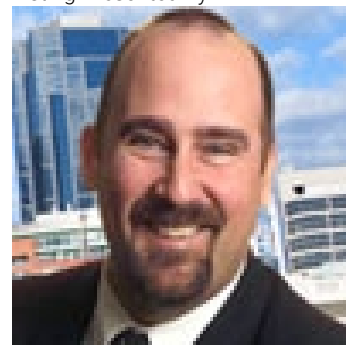
\$698,800

ATTACHED DOUBLE GARAGE!! FINISHED BASEMENT WITH SEPARATE ENTRANCE & ROUGH-IN FOR KITCHEN + LAUNDRY (POTENTIAL LEGAL SUITE - SUBJECT TO CITY APPROVAL)!! SELLER CAN CONSIDER COMPLETING A BASEMENT BEDROOM!! 2700+ SQFT OF LIVING SPACE!! PERGOLA IN BACKYARD!! 3 BEDROOMS!! 3.5 BATH!! A thoughtful floor plan that balances style and practicality! The main floor offers a spacious living area with big bright windows, a stylish kitchen with island, pantry, and plenty of cabinetry, a dining area with direct access to the backyard. A 2PC BATH completes the main floor. Upstairs features 3 BEDROOMS + OFFICE + HUGE BONUS ROOM. The PRIMARY BEDROOM comes with a walk-in closet and private 3PC ENSUITE BATH. Other 2 BEDROOMS share a 4PC BATH, and the office is perfect for work or study. Convenient UPPER-LEVEL LAUNDRY is right where you need it. The BASEMENT has its OWN SEPARATE ENTRANCE, with a large rec room and another 3PC BATH. Step outside to a beautifully built PERGOLA with seating, privacy greenery, and string lighting--the perfect spot for evening relaxation or entertaining guests. The backyard also includes a lawn area and space to enjoy the outdoors. All this in a prime location close to shopping, schools, and playgrounds. A FAMILY HOME THAT COMBINES COMFORT, FLEXIBILITY, AND A BACKYARD MADE FOR MEMORIES. (id:6769)

Bedroom 9.92 Ft x 11.92 Ft
 4pc Bathroom 8.25 Ft x 5.00 Ft
 Laundry room 5.83 Ft x 8.17 Ft
 Family room 13.08 Ft x 14.08 Ft
 Primary Bedroom 12.00 Ft x 13.25 Ft
 Bedroom 9.92 Ft x 10.67 Ft
 Office 5.25 Ft x 9.25 Ft
 Other 5.50 Ft x 9.33 Ft
 3pc Bathroom 10.25 Ft x 9.25 Ft

Furnace 5.83 Ft x 13.17 Ft
 3pc Bathroom 5.00 Ft x 7.92 Ft
 Recreational, Games room 14.08 Ft x 21.75 Ft
 Other 8.33 Ft x 7.67 Ft
 Kitchen 13.58 Ft x 10.83 Ft
 Dining room 8.83 Ft x 10.83 Ft
 Living room 16.08 Ft x 12.17 Ft
 Foyer 8.42 Ft x 6.67 Ft
 2pc Bathroom 4.75 Ft x 5.33 Ft

Listing Presented By:



Originally Listed by:
 Real Broker

<http://sggrealestate.ca/>

RE/MAX Realty Professionals

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

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