



449 Savanna Landing Calgary Alberta

\$829,900

Nestled in the vibrant NE community of Savanna, where Stoney Trail, Deerfoot Trail & the Saddletown LRT Station connect residents to the rest of the city!. Enjoy the benefits of living in an established neighborhood that brings a plethora of amenities right to your doorstep, along with swift access to major highways. Welcome to the COLLINGWOOD - a BRAND-NEW home built by Excel homes. This amazing family home has it all!!! Location, location, location - facing the pond, pathway system & green spaces, literally across the street. This home offers 2241 sf & is delivered in an open plan, designed for families & entertaining. This impressive home offers FIVE BEDROOMS...FOUR of the bedrooms on the upper level with an ADDITIONAL bedroom and FULL BATH on the main floor. The kitchen is a show stopper with a large island, built in SS appliances & offers loads of gorgeous white cabinets and drawers for storage. In addition, the main floor boasts a spice / summer kitchen that offers storage cabinets, gas stove/hood fan and sink! You'll notice the back of the house is almost entirely windows, flooding this home w/natural daylight. Exit to your WEST FACING backyard thru the oversized patio doors! The family room & dining area are connected & offer huge family / entertaining potential. 9' ceilings & gorgeous luxury vinyl plank flooring make this space airy & bright. Upstairs you'll find FOUR spacious bedrooms! The primary suite is separated from the 3 others by a huge bonus room that offers vaulted ceilings. The primary suite also features an amazing spa like ensuite w/dual sinks, beautiful tile skirted soaker tub & separate shower. Your laundry room & family bathroom complete this level. THE BASEMENT has a PRIVATE / SEPARATE side entry that leads to the lower level that is roughed in for a future 2 bedroom suite (subject to city permits and approvals). Whether you're a grow...

Bonus Room 17.33 Ft x 14.50 Ft
Primary Bedroom 14.58 Ft x 12.58 Ft
Other 6.92 Ft x 6.83 Ft
5pc Bathroom 15.92 Ft x 8.92 Ft
Bedroom 15.83 Ft x 8.58 Ft
Bedroom 13.67 Ft x 11.58 Ft

Laundry room 7.75 Ft x 5.33 Ft
Kitchen 16.08 Ft x 15.08 Ft
Other 8.83 Ft x 5.42 Ft
Living room 12.58 Ft x 10.00 Ft
Dining room 13.00 Ft x 9.83 Ft
Bedroom 11.58 Ft x 8.67 Ft

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Listing Presented By:



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CIR Realty

<http://www.jangraham.ca/>

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Bedroom 12.17 Ft x 8.92 Ft

3pc Bathroom 7.42 Ft x 4.92 Ft

4pc Bathroom 11.50 Ft x 5.25 Ft

Foyer 14.92 Ft x 13.75 Ft