



# 45 Savanna Alley Calgary Alberta

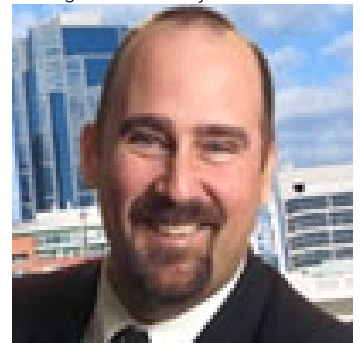
\$859,900

4 BEDROOM FRONT GARAGE HOME WITH 2 BED LEGAL BASEMENT SUITE on a CONVENTIONAL LOT. Welcome to the beautiful FRESHLY PAINTED family home in the wonderful community of Savanna in Saddle Ridge! Easy access to Metis Trail, Stoney Trail, Calgary International Airport, shopping, schools and playgrounds makes this community the most desirable one. The OPEN CONCEPT of this home welcomes you to the spacious front foyer, mudroom, a powder room and a den/office on the main floor. Make your way to the upgraded kitchen with high end STAINLESS STEEL APPLIANCES, quartz counter top, CHIMNEY HOOD FAN and a SPICE KITCHEN with GAS COOKTOP for all those cooking adventures. Finally, the spacious living room and dining room backing onto the back lawn completes this floor. Upstairs, you will find good size 4 BEDROOMS, family size bonus room and laundry room for convenience. The primary bedroom features ensuite w/soaker tub, standing shower and his/her sinks. The separate entrance to the 2 BEDROOM LEGAL BASEMENT suite with 9' ceiling, living room, separate furnace, separate laundry is a hassle free revenue generator for the new owner. The extended driveway that can easily accomodate 3 cars and the fenced and landscaped backyard with low deck, RAISED FLOWER BEDS and a good size shed for your storage is another wonderful feature of this home. The garage also features additional space for all your storage requirements. COME and VIEW THIS PROPERTY TODAY! (id:6769)

Bedroom 11.50 Ft x 12.33 Ft  
 Kitchen 11.50 Ft x 9.08 Ft  
 Bedroom 11.50 Ft x 12.33 Ft  
 Living room 14.75 Ft x 9.92 Ft  
 3pc Bathroom 4.92 Ft x 7.92 Ft  
 Living room 13.67 Ft x 13.00 Ft  
 Kitchen 11.33 Ft x 9.50 Ft  
 Office 10.00 Ft x 9.50 Ft  
 Dining room 13.33 Ft x 9.67 Ft

Other 5.50 Ft x 6.75 Ft  
 2pc Bathroom 4.83 Ft x 5.00 Ft  
 Primary Bedroom 12.75 Ft x 13.17 Ft  
 Bedroom 9.33 Ft x 12.50 Ft  
 Bedroom 11.17 Ft x 12.42 Ft  
 Bedroom 9.33 Ft x 12.50 Ft  
 5pc Bathroom 8.17 Ft x 16.67 Ft  
 5pc Bathroom 11.17 Ft x 6.17 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Central

**RE/MAX Realty Professionals**

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