

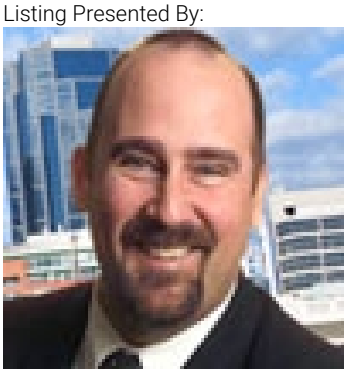
61 savanna Link Calgary Alberta

$569,900

You may have heard that real estate is all about PRICE, LOCATION AND FLOOR PLAN. Well, 61 Savanna Link NE brings all three together! Built in 2021, this beautifully maintained home offers over 1,600 sq. ft. of thoughtfully designed living space, modern finishes and a LEGAL one bedroom basement suite, providing a mortgage helper from day one. Whether you are a first time buyer, growing family or investor, this home offers exceptional flexibility and value.Step inside and be welcomed by a charming front porch leading into an inviting main floor featuring 9 ft ceilings and an open concept layout. The upgraded kitchen is the heart of the home, complete with a large central island, gas stove, chimney style range hood, ample cabinetry and a good sized pantry. The designated dining area is perfect for family dinners and entertaining, while the spacious living room offers a comfortable place to unwind. A versatile main floor den can easily serve as a home office, study area or dedicated prayer room. A convenient powder room completes this level. Head upstairs to discover a spacious bonus room, perfect for family movie nights, a kids' play area or an additional lounge space. The upper level features three bedrooms and two full bathrooms. The primary bedroom offers a private retreat with its own walk in closet and ensuite featuring a standing shower. Two additional bedrooms, another full bathroom and the convenience of upper level laundry complete this floor. Quartz countertops and undermount sinks throughout add a modern touch. The fully LEGAL basement suite features one bedroom, one bathroom, a separate entrance and its own laundry. Keep it occupied and enjoy rental income from day one or have it vacant for extended family. The choice is yours! Location is another major highlight! Just a 2 minute walk from a nearby pond and park, this home offers the perfect setting for mo...

4pc Bathroom 4.92 Ft x 9.50 Ft
Bedroom 10.08 Ft x 9.67 Ft
Kitchen 11.00 Ft x 10.58 Ft
Recreational, Games room 12.42 Ft x 20.50 Ft
Storage 6.42 Ft x 7.58 Ft
Furnace 6.33 Ft x 13.00 Ft
Living room 12.92 Ft x 16.08 Ft
Storage 5.50 Ft x 5.92 Ft
3pc Bathroom 5.58 Ft x 7.75 Ft
4pc Bathroom 7.83 Ft x 4.92 Ft
Bedroom 9.08 Ft x 10.00 Ft
Bedroom 10.00 Ft x 10.00 Ft

Listing Presented By:



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2pc Bathroom 5.08 Ft x 4.67 Ft

Dining room 14.92 Ft x 8.42 Ft

Kitchen 13.25 Ft x 14.42 Ft

Family room 13.42 Ft x 17.17 Ft

Primary Bedroom 13.00 Ft x 12.08 Ft