



684 Savanna Drive Calgary Alberta

\$598,900

A FULL BEDROOM WITH ITS OWN FOUR-PIECE ENSUITE ON THE MAIN FLOOR -- ONCE YOU'VE LIVED WITH IT, YOU WON'T WANT TO GO BACK. Guests have their own comfortable retreat, extended family can settle in with ease, or the space can double as a private home office. It's the kind of flexibility that makes a home more useful from day one. Set on a CORNER LOT in Savanna, this Homes by Avi duplex delivers FOUR BEDROOMS, THREE FULL BATHROOMS, a DOUBLE DETACHED GARAGE and a layout designed to make every square foot count. The kitchen brings together QUARTZ COUNTERTOPS, a generous ISLAND WITH BREAKFAST BAR, PANTRY and GAS RANGE, creating a central gathering space that works equally well for cooking and conversation. The dining and living areas connect naturally, with an ELECTRIC FIREPLACE bringing a welcoming focal point to the main floor. A rear mudroom adds another practical touch. Upstairs, the CENTRAL BONUS ROOM earns its square footage, creating a comfortable separation between the primary bedroom and two additional bedrooms. Movie nights, homework, or somewhere to unwind without taking over the main floor -- the choice is yours. The primary bedroom features a WALK-IN CLOSET and PRIVATE ENSUITE, while a full main bathroom and convenient UPSTAIRS LAUNDRY complete the level. Downstairs, the UNFINISHED BASEMENT offers room for future plans, with a SEPARATE SIDE ENTRANCE, BATHROOM ROUGH-IN and additional laundry connections already in place. A 200-AMP ELECTRICAL service and TANKLESS HOT WATER system add to the home's practical features. Outside, a REAR DECK and DOUBLE DETACHED GARAGE are already part of the package. Located in SAVANNA, an established northeast community with shopping, dining and services at SAVANNA BAZAAR and SAVANNA MARKET, plus parks, pathways and convenient access to major routes and the LRT. Currently under construction, with possession anticipated for JANUARY 2027 -...

Other Measurements not available

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Bedroom 9.50 Ft x 9.67 Ft

4pc Bathroom Measurements not available

Kitchen 14.33 Ft x 8.50 Ft

Bonus Room 11.00 Ft x 14.67 Ft

Primary Bedroom 12.00 Ft x 11.67 Ft

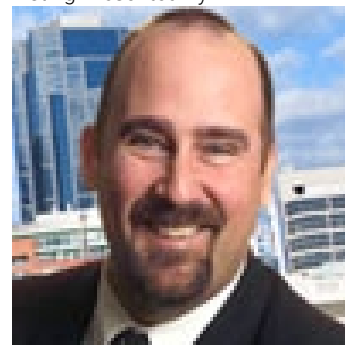
Other Measurements not available

3pc Bathroom Measurements not available

Laundry room Measurements not available

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Listing Presented By:



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RE/MAX Realty Professionals

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Pantry Measurements not available

Dining room 10.67 Ft x 8.50 Ft

Living room 11.00 Ft x 11.00 Ft

Other Measurements not available

Bedroom 11.00 Ft x 8.17 Ft

Bedroom 10.00 Ft x 8.50 Ft

4pc Bathroom Measurements not available