



# 716 Savanna Boulevard Calgary Alberta

\$565,000

3 BEDROOMS | 2.5 BATHROOMS | 1,300 SQFT LIVING SPACE | OPEN CONCEPT LAYOUT | END UNIT | DOUBLE CAR GARAGE | EXTRA WIDE LOT | NO CONDO FEES | This is the one you've been waiting for! Built by award winning builder Avi Homes, these end-unit townhomes rarely come for sale. The end unit properties offer an extra 5 feet of frontage, which in turn results in an extra wide open concept interior floorplan, an extra wide front and backyard and a double car garage! As you enter the home you'll immediately notice the open concept floorplan with a generous sized living room, kitchen and dining room as well as a 2-piece bathroom. The kitchen is complete with stainless steel appliances (gas stove, fridge, dishwasher, built-in wall microwave) and sleek quartz countertops. Upstairs, there is a master bedroom with a walk-in closet complete with a 3pc en-suite. Completing the upper floor is another 2 large bedrooms, a stacked washer and dryer, and another full 3pc bathroom. This home comes with an unfinished basement which is a blank canvas to build as desired! Savanna is a highly desirable community, and this home is steps to the Savanna Bazaar Shopping Center, close to major highways, Calgary International Airport, Schools and much, much more. (id:6769)

Primary Bedroom 11.25 Ft x 9.92 Ft  
 3pc Bathroom 9.58 Ft x 4.92 Ft  
 Other 5.92 Ft x 3.17 Ft  
 Bedroom 11.83 Ft x 9.58 Ft  
 Bedroom 9.58 Ft x 8.25 Ft  
 4pc Bathroom 7.33 Ft x 5.67 Ft

Laundry room 3.42 Ft x 3.17 Ft  
 Kitchen 13.92 Ft x 12.92 Ft  
 Dining room 10.33 Ft x 9.50 Ft  
 Living room 14.83 Ft x 12.25 Ft  
 Other 4.83 Ft x 4.58 Ft  
 2pc Bathroom 4.83 Ft x 4.67 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

<http://www.andrewvanpelt.com/>

**RE/MAX Realty Professionals**

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

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