



**651 Savanna Landing NE
Calgary, Alberta**

MLS # A2306069



\$639,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,737 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: NA

Welcome to this beautifully designed 3-bedroom, 2.5-bathroom home, perfect for families and modern living. This spacious property features an open-concept main floor that seamlessly connects the living, dining, and kitchen areas, creating a bright and inviting space ideal for both everyday living and entertaining. The kitchen offers ample cabinetry, a functional layout, and plenty of counter space, flowing effortlessly into the main living area filled with natural light. A convenient main-floor powder room adds extra comfort for guests. Upstairs, you’ll find three generously sized bedrooms, including a primary suite complete with a private ensuite bathroom and ample closet space. Additional bedrooms are perfect for family, guests, or a home office. Many homes of this type also feature upper-level laundry for added convenience. This home also includes features such as a detached double garage, basement potential with side entry, and flexible living spaces, making it ideal for growing families or future customization. Located in a desirable neighborhood, close to schools, parks, shopping, and major routes, this home offers the perfect balance of comfort, convenience, and value. Don’t let this opportunity pass, book your showing today!