



**85 Savanna Close NE
Calgary, Alberta**

MLS # A2315614



\$874,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,389 sq.ft.	Age:	2017 (9 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: None

Welcome to this beautifully upgraded detached home in the highly sought-after community of Savanna NE Calgary! This spacious home offers an exceptional layout and lots of upgrades. The main floor features a bright family room, dining area, modern upgraded kitchen, cozy fireplace, convenient 2-piece bathroom, and a large living room at the entrance — perfect for entertaining guests and family gatherings. Upstairs, you will find 4 generously sized bedrooms, including 2 bedrooms with their own 4-piece ensuites, an additional 4-piece bathroom, a spacious bonus room, and upper floor laundry for added convenience. The illegal basement suite comes complete with a separate entrance, 2 bedrooms, kitchen, living room, full bathroom, and separate laundry. Additional highlights include a double attached garage, exposed concrete driveway extended on both sides with stamped concrete, rear deck, fully fenced backyard with concrete flooring, and central air conditioning to keep you comfortable during hot summer days. Conveniently located close to shopping, schools, parks, transit, and all major amenities. A perfect opportunity to own a spacious family home in a prime location!