

\$699,900 - 722 Savanna Landing Ne, Calgary

MLS® #A2169983

\$699,900

4 Bedroom, 4.00 Bathroom, 1,590 sqft
Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

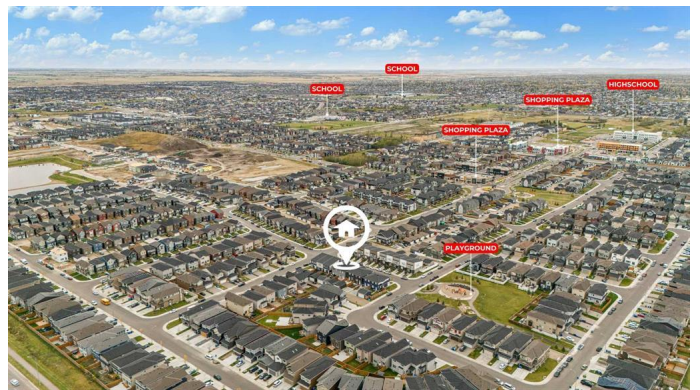
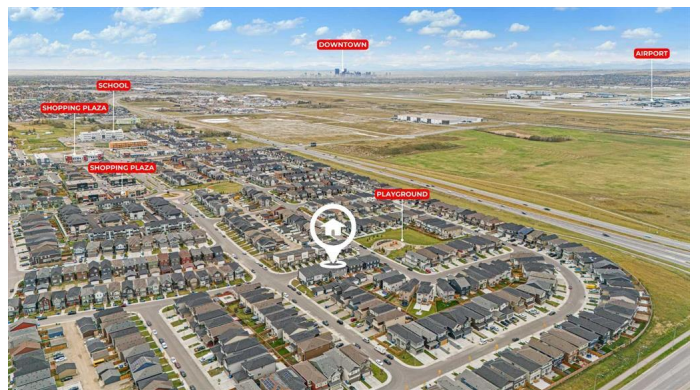
Welcome to this stunning Semi-Detached with a LEGAL BASEMENT SUIT, detached 2-car garage and fully developed backyard located in the highly sought-after community of Savanna. This home is perfect for homeowners and investors alike.

The main floor boasts an open-concept layout with a spacious living room featuring large windows that flood the space with natural light. The kitchen is a chef's dream, equipped with stainless steel appliances, including a gas range, and a dining area that overlooks the beautifully landscaped backyard. A convenient 2-piece bathroom completes this level. Upstairs, you'll find a generous primary bedroom with a 5-piece ensuite and walk-in closet. Two additional bedrooms, each with their own walk-in closets, share a 4-piece main bathroom. Laundry on the upper level adds to the convenience. Laminate flooring throughout both floors ensures easy cleaning.

The LEGAL BASEMENT SUIT offers its own private entrance, a comfortable living area, full kitchen with stainless steel appliances, a spacious bedroom, 4-piece bathroom, and in-suite laundry, making it ideal for rental income or extended family.

Outside, enjoy the fully fenced backyard with a large deck, complete with a BBQ gas line, perfect for your entertainment. The detached 2-car garage adds extra value and convenience.

Situated just steps from a playground, and within close proximity to schools, shopping



complexes, the YYC Airport, restaurants, future LRT station, a community pond, and parks, this home offers the perfect balance of community and convenience. With easy access to Metis Trail and Airport Trail, commuting around the city is a breeze. Whether you're looking for a place to call home or a savvy investment, this property checks all boxes. Donâ€™t miss out on this incredible home â€“ book your showing today!

Built in 2019

Essential Information

MLS® #	A2169983
Price	\$699,900
Sold Price	\$687,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,590
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	722 Savanna Landing Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2B5

Amenities

Parking Spaces	2
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Parking	Double Garage Detached, Off Street
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Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Tray Ceiling(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 8th, 2024
Date Sold	October 24th, 2024
Days on Market	16
Zoning	R-2M
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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