



**255 Savanna Lane NE
Calgary, Alberta**

MLS # A2162086



\$819,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,165 sq.ft.	Age:	2018 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Smoking Home, Pantry, Separate Entrance		

Inclusions: Fridge, hood fan and dishwasher in basement

This beautiful and exclusive, Homes by Avi Rosewood Showhome, at 2165 sq ft is located on a large corner lot across from Savanna park. This home features unique 9' main floor ceilings and 8' doors, a front dual/separate entry, hardwood floors to the main, spacious kitchen, beautiful quartz counter tops, center island, elegant kitchen cabinetry with ample working space, large walk through pantry, upgraded stainless steel appliances with chimney hood fan and built-in microwave. The main floor features a multi-purpose den, wood railing, and elegant fireplace. The upper floor consists of a private master bedroom with an ensuite offering his & hers sinks, stand-alone tub and shower stall, plus a spacious walk-in closet. A bright open central bonus room with 2 bedrooms, both with walk-in closets and a large upper-floor laundry. This former Showhome comes with a fully developed basement with a front separate entrance. The basement features a kitchenette with fridge, hood fan, a dishwasher, family room, full bathroom and a bedroom. But that's not all, this home also boasts central air conditioning, a double car garage, and additional driveway space for two cars. Other features include extra windows, built-in speakers, upgraded blinds, front & rear yard landscaping with a fully enclosed "post fence, finished rear deck, Fantech Ventilation system, permanent Gemstone exterior roof lights, and much more! Located in a serene Neighborhood, you're only a five-minute drive from significant cultural and recreational centres. Plus, with schools, grocery stores, and shopping amenities within arm's reach, this home isn't just a residence; it's a lifestyle upgrade waiting just for you. You cannot miss seeing this exceptional home in one of Calgary's most sought-after communities!