



**255 Savanna Lane NE  
Calgary, Alberta**

**MLS # A2182142**



**\$807,000**

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

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

**Inclusions:** N/A

Discover the elegance and exclusivity of this Homes by Avi Rosewood Showhome. Spanning 2,165 sq ft, this beautiful home is located on a large corner lot across from Savanna Park. The main floor boasts unique 9' ceilings, 8' doors, and stunning hardwood floors, leading into a spacious kitchen with quartz countertops, a central island, and elegant cabinetry offering ample workspace. The upgraded stainless steel appliances, including a chimney hood fan and built-in microwave, are complemented by a large walk-through pantry. The main level also features a multi-purpose den, wood railing, and a striking fireplace. Upstairs, the private master suite offers a luxurious ensuite with dual sinks, a standalone tub, a separate shower, and a spacious walk-in closet. The bright central bonus room is perfect for relaxation and is flanked by two bedrooms, each with walk-in closets, plus a large upper-floor laundry. This former showhome includes a fully developed basement with a separate front entrance, ideal for guests or extended family. The basement features a kitchenette with a fridge, hood fan, and dishwasher, a cozy family room, a full bathroom, and a bedroom. Additional highlights of this home include central air conditioning, a double-car garage with extra driveway space for two more vehicles, built-in speakers, upgraded blinds, and extra windows that flood the home with natural light. The front and rear yards are beautifully landscaped with a fully enclosed post fence and a finished rear deck. Other thoughtful details include a Fantech ventilation system and permanent Gemstone exterior roof lights. Located in a serene neighborhood, this home is just a five-minute drive from major cultural and recreational centers. Schools, grocery stores, and shopping amenities are all within easy reach, offering the perfect combination of convenience and lifestyle.

Don't miss the opportunity to see this exceptional home in one of Calgary's most sought-after communities!