



# 13 Savanna Green Calgary Alberta

\$1,099,000

Welcome to this exquisite former SHOWHOME with huge amount of upgrades., a true gem that seamlessly blends style, comfort, and functionality. As you step inside, you're greeted by a spacious foyer that invites you into an array of beautifully designed living spaces. The main floor features a dedicated office/den, perfect for remote work or quiet study. Adjacent to the office is a charming separate dining room adorned with tasteful wallpaper, creating an elegant setting for family gatherings and entertaining guests. The heart of the home is the expansive kitchen, equipped with modern appliances and ample cabinetry, complemented by a separate spice kitchen. The generous living room boasts a stunning stone-covered gas fireplace, serving as a warm focal point for cozy evenings. A second dining area flows effortlessly from the living room, ideal for casual meals and family time. Upstairs, you'll discover four spacious bedrooms, including a luxurious master suite that features a walk-in closet and a lavish 5-piece ensuite. Another bedroom also includes an attached 5-piece ensuite and walk-in closet, ensuring comfort and convenience for family and guests alike. A versatile bonus room with vaulted ceilings adds an extra layer of living space, perfect for a playroom or media area. The conveniently located laundry room and an additional 4-piece bath complete this level. The fully developed basement with side entrance offers an inviting rec room, a stylish wet bar adorned with stone wallpaper, a bedroom, and a bathroom, providing the perfect space for relaxation or entertaining. Outside, the backyard is fully fenced and bordered by trees, offering a tranquil setting for outdoor gatherings. Located close to amenities, this home is not just a residence but a lifestyle. Experience the perfect blend of elegance and functionality in this remarkable property, where every detail has...

4pc Bathroom 7.67 Ft x 5.00 Ft

Bedroom 11.33 Ft x 14.00 Ft

Other 5.25 Ft x 10.08 Ft

Kitchen 9.67 Ft x 8.83 Ft

Recreational, Games room 12.00 Ft x 14.33 Ft

Furnace 13.33 Ft x 15.25 Ft

Other 5.50 Ft x 5.92 Ft

Kitchen 19.75 Ft x 8.75 Ft

Living room 12.92 Ft x 14.17 Ft

Office 11.67 Ft x 10.08 Ft

4pc Bathroom 5.00 Ft x 10.58 Ft

Bedroom 10.08 Ft x 10.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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MaxWell Central

<http://gayatrisharma.maxwellrealty.ca>



See

**Mirror**

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Foyer	10.83 Ft x 10.92 Ft	Bedroom	11.08 Ft x 11.00 Ft
2pc Bathroom	5.00 Ft x 5.08 Ft	5pc Bathroom	11.83 Ft x 10.33 Ft
Breakfast	12.17 Ft x 10.17 Ft	Primary Bedroom	13.00 Ft x 15.67 Ft
Dining room	10.08 Ft x 11.92 Ft		