



# 316 Savanna Way Calgary Alberta

\$818,000

Welcome to this beautiful customized Collingwood home and in-demand community of Savanna. This gorgeous area will offer many amenities including lake walks, playgrounds, and many shops in the Bazaar for daily errands. It has a number of schools within close distance to Gobind Sarvar High School/Guru Nanak Gate Campus. This beautiful home has many upgrades such as Quartz countertops throughout the house, pull-out bins, pot lights in the kitchen, an upgraded 3 tier dishwasher, a Samsung washer/dryer with pedestals for height and storage needs, remote-controlled high-end blinds for the South side of the home, a vaulted ceiling, fully upgraded ensuite with designer mirrors, double vanity in the main bath, huge stairway window for all-natural light, high-end chandeliers showcased throughout, fenced and landscaped backyard South facing, concrete sidewalk for easy access and a number of Aspen trees for privacy. \*\*\*The house does come with all the appliances as shown in the pictures except for the range and the fridge which will be replaced with Stainless steel ones\*\*\*As you enter the house you are greeted with a large foyer which leads to a very cozy flex room to relax. As you move on, you will see a beautifully upgraded kitchen with pot and pan drawers and a lot of cabinets and a very large kitchen island. Has a cozy and spacious living and dining room that has natural lights throughout the year due to the fact it is a south-facing backyard to enjoy the sunlight as you need with remote-operated blinds and large windows. Moving upstairs, it opens up to a large vaulted ceiling bonus room which is perfect for family time. Moving to the front wing of this house, you will get 3 bedrooms with built-in closets and the main bath having 2 vanities. Towards the South of the house is the Primary bedroom with an upgraded ensuite to a larger soaker tub and 2 vanities. The walk-in close...

- Kitchen 15.17 Ft x 16.08 Ft
- Family room 13.00 Ft x 12.83 Ft
- Den 8.83 Ft x 11.67 Ft
- Dining room 10.25 Ft x 10.08 Ft
- Foyer 8.58 Ft x 8.42 Ft
- Pantry 9.08 Ft x 5.58 Ft

- Primary Bedroom 13.92 Ft x 11.75 Ft
- Bedroom 8.83 Ft x 15.92 Ft
- Bedroom 9.00 Ft x 12.00 Ft
- 5pc Bathroom 5.42 Ft x 11.67 Ft
- 5pc Bathroom 10.75 Ft x 11.83 Ft
- Laundry room 5.42 Ft x 8.25 Ft

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

Listing Presented By:



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Mirror

100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

2pc Bathroom Measurements not available

Bonus Room 17.50 Ft x 14.67 Ft

Primary Bedroom 12.67 Ft x 14.67 Ft