



# 215 Savanna Boulevard Calgary Alberta

\$769,999

Discover your dream home in Savanna with this stunning 2-storey residence, perfectly designed for modern living and investment potential. This beautifully upgraded home features an array of high-end enhancements throughout. All floors boast 9-foot ceilings, including the basement, which creates an open and airy atmosphere. The property is equipped with larger windows, allowing for abundant natural light and enhanced views. There are five ceiling fans installed to ensure optimal comfort in every room. Each bathroom has been upgraded with modern fixtures and finishes, including a luxurious master bedroom shower. The home also includes stylish upgraded railings, adding a touch of elegance to the overall design. The main floor welcomes you with an inviting office area, a sleek 4-piece bathroom, and a beautifully appointed kitchen featuring dark cabinetry, light countertops, upgraded stainless steel appliances, and a butler's pantry with an additional stove and sink. The open floor plan seamlessly connects the kitchen to the elegant dining room and spacious living room, all bathed in natural light from large windows. Upstairs, you'll find two generously sized bedrooms with a shared 4-piece bathroom, a convenient laundry room, and a master suite boasting a luxurious 5-piece ensuite and walk-in closet. The fully finished basement, accessible through a separate entrance, includes two bedrooms, a 4-piece bathroom, a kitchen, a recreation/living room, and a laundry/utility room - ideal for a rental unit or extended family living. Outside, enjoy the beautifully landscaped front yard on a prime corner lot. The expansive parking pad at the back accommodates two RVs, and the backyard offers a blank canvas for your personal touch and creative design. This exceptional home is perfect for multi-generational living or as a lucrative investment opportunity. Don't miss the chance to o...

4pc Bathroom 7.75 Ft x 5.08 Ft

Bedroom 8.17 Ft x 11.33 Ft

Bedroom 9.08 Ft x 13.17 Ft

Kitchen 7.50 Ft x 11.92 Ft

Recreational, Games room 13.58 Ft x 20.92 Ft

Furnace 9.83 Ft x 7.67 Ft

Kitchen 9.00 Ft x 5.17 Ft

Living room 12.92 Ft x 13.83 Ft

Office 11.00 Ft x 11.92 Ft

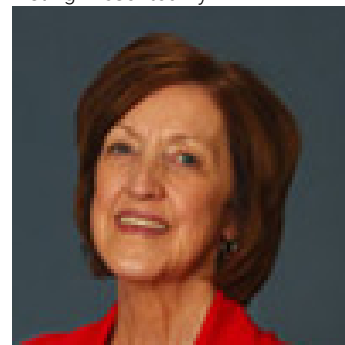
4pc Bathroom 9.42 Ft x 4.92 Ft

5pc Bathroom 5.92 Ft x 13.92 Ft

Bedroom 9.00 Ft x 12.33 Ft

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Listing Presented By:



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CIR

REALTY

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4pc Bathroom 4.92 Ft x 8.08 Ft  
Dining room 8.00 Ft x 13.75 Ft  
Kitchen 14.42 Ft x 13.92 Ft

Bedroom 9.67 Ft x 11.83 Ft  
Primary Bedroom 12.58 Ft x 13.92 Ft  
Other 9.42 Ft x 7.17 Ft