



# 255 Savanna Lane Calgary Alberta

\$819,000

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 6" 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! (id:6769)

Bedroom 10.42 Ft x 12.50 Ft  
 Recreational, Games room 14.67 Ft x 15.58 Ft  
 Dining room 10.17 Ft x 5.25 Ft  
 Kitchen 10.25 Ft x 9.58 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 2pc Bathroom .00 Ft x .00 Ft  
 Living room 11.00 Ft x 16.08 Ft

Office 6.00 Ft x 8.92 Ft  
 Primary Bedroom 11.58 Ft x 15.08 Ft  
 5pc Bathroom .00 Ft x .00 Ft  
 Bonus Room 16.00 Ft x 12.75 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Bedroom 9.67 Ft x 11.67 Ft  
 Bedroom 13.25 Ft x 11.83 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

<http://www.atifrajan.com>



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca

Dining room 11.50 Ft x 9.33 Ft

Laundry room 8.67 Ft x 9.33 Ft

Kitchen 12.08 Ft x 11.50 Ft

Pantry 5.33 Ft x 6.83 Ft