



## 173 Savanna Pass Calgary Alberta

\$819,900

[5-Bedrooms | 3.5-Bathrooms | Main Floor Flex/Bedroom/Den | Main Floor Half wash room] | Open Floorplan | High Ceilings | Highly upgraded house | Upper Level Huge Bonus Area | Upper Level Laundry Room | 2 Bedrooms Developed Basement | Separate Basement Laundry | Separate Basement kitchen | Front Attached Double Garage | Lake view on back | LOWEST MARKET PRICE | MUST OWN a LOWEST MARKET PRICE-FULLY UPGRADED HOME IN SAVANNA-LAKE VIEW ON THE BACK BACK. 2 BEDROOM BUILDER QUALITY GRADE ILLEGAL FINISHED BASEMENT. Tons of upgrades done at the time of original purchase on this stunning custom-built home. This stunning 2-storey, 2023 built family home is located within desirable community of Savanna NE Calgary expecting within walking distance of the new Gurudwara, an upcoming high school, and various other amenities as well. Upon entering the property, you are greeted by HUGE CLOSET & MUD ROOM AREA WITH HIGH CEILING having LOTS OF WINDOWS & LIGHTS. The main floor offers a wide dining room with huge & great open concept kitchen, breakfast nook and living room all open to one another with BIG FIREPLACE. You'll be sure to enjoy a generous pantry on the way to your kitchen as well. This level features a SEPARATE FLEX/BED ROOM/DEN without window, beside it, upgraded HALF BATH ROOM. Check the WIDE & OPEN KITCHEN that comes with BUILT-IN MICROWAVE, OVEN, BUILT IN MICROWAVE, CUSTOM HOOD FAN, UPGRADED GRANITE COUNTERTOP, STYLISH & MASSIVE ISLAND with Kitchen Cabinets along with beautiful ceiling lights creating soothing & cozy impact. As you enter to Upper Level, you will be amazed to find A HUGE BONUS ROOM, very uncommon to find such huge bonus room area in modern houses. As you walk in further, there is a en-suited BIG MASTER BED ROOM with nice vanity, bath tub & standing shower along with wide and big Walk-in closet. TWO generous...

Primary Bedroom 17.25 Ft x 12.92 Ft

4pc Bathroom 10.42 Ft x 9.58 Ft

Other 9.58 Ft x 6.33 Ft

Bonus Room 17.17 Ft x 13.92 Ft

Laundry room 9.08 Ft x 6.00 Ft

Bedroom 12.83 Ft x 10.67 Ft

Other 6.33 Ft x 3.25 Ft

Bedroom 14.50 Ft x 10.58 Ft

Kitchen 13.92 Ft x 5.92 Ft

Living room 13.92 Ft x 12.58 Ft

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Listing Presented By:



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3pc Bathroom 9.08 Ft x 9.00 Ft  
Bedroom 11.00 Ft x 12.92 Ft  
Other 6.00 Ft x 4.67 Ft  
Bedroom 12.00 Ft x 9.58 Ft  
Other 6.00 Ft x 4.58 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft  
Laundry room 7.67 Ft x 3.67 Ft  
Storage 15.17 Ft x 3.33 Ft  
Other 9.25 Ft x 4.58 Ft