



235 Savanna Way Calgary Alberta

\$935,000

Welcome to this beautifully designed, custom-built home nestled in the heart of Savanna, one of NE Calgary's most vibrant and family-friendly communities. With elementary schools, daycares, shopping, parks, and the stunning new Gurudwara just a short walk away, this home offers the perfect blend of comfort, convenience, and community. From the moment you step inside, you're greeted by a sense of space and elegance, highlighted by soaring 21-foot ceilings and a striking open-to-below design. The main floor features a private home office, a full bathroom, a formal living room, a cozy family room, and a chef's dream kitchen--complete with high-end finishes and an adjoining spice kitchen for added culinary convenience. Upstairs, you'll find four generously sized bedrooms, including two beautiful master suites. The primary retreat is a true sanctuary, offering a spa-inspired ensuite with a jet Jacuzzi and an expansive walk-in closet with custom built-ins. Each of the additional bedrooms is thoughtfully outfitted with custom-designed closets, offering ample storage and a refined touch throughout. A sunlit bonus room adds even more space for family gatherings or a quiet reading nook. The fully finished basement features a well-appointed two-bedroom illegal suite with its own private side entrance, full kitchen with a granite island, separate laundry, and spacious living quarters--currently rented for \$1,500/month, with potential to generate up to \$1,800/month. It's the perfect mortgage helper or private space for extended family. Step outside into a low-maintenance backyard, beautifully finished with poured concrete, creating an ideal setting for summer barbecues, evening tea, or safe play space for children. This exceptional home combines luxury, warmth, and thoughtful design in one of Calgary's most connected and fast-growing neighborhoods--a rare opportunity you won't want ...

Bonus Room 9.92 Ft x 13.08 Ft

Bedroom 13.17 Ft x 13.08 Ft

Bedroom 10.50 Ft x 9.33 Ft

Bedroom 10.17 Ft x 9.00 Ft

Primary Bedroom 13.92 Ft x 13.42 Ft

5pc Bathroom 10.17 Ft x 10.42 Ft

Bedroom 11.92 Ft x 8.92 Ft

4pc Bathroom 8.17 Ft x 4.92 Ft

Living room 14.50 Ft x 13.08 Ft

Kitchen 8.67 Ft x 10.58 Ft

Dining room 7.67 Ft x 8.58 Ft

Living room 16.08 Ft x 13.50 Ft

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Listing Presented By:



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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

4pc Bathroom	9.33 Ft x 4.92 Ft	3pc Bathroom	9.25 Ft x 4.92 Ft
3pc Bathroom	8.17 Ft x 4.92 Ft	Den	9.17 Ft x 7.92 Ft
Office	9.25 Ft x 8.92 Ft	Dining room	8.50 Ft x 13.42 Ft
Bedroom	11.67 Ft x 8.92 Ft		