



## 256 Savanna Terrace Calgary Alberta

\$725,000

[OPEN HOUSE, 5th July, Sat, 1:00-3:00 PM] Welcome to an exceptional opportunity to own a beautifully designed, fully loaded property in the vibrant community of Savanna (Saddle Ridge, NE, Calgary). This stunning DETACHED home offers 5 bedrooms, including a 2-bedroom LEGAL BASEMENT SUITE (built by the builder), Bonus room and a Flex room making it the perfect fit for families, investors, or anyone looking to offset their mortgage with rental income. This is a 2024 year-built property that features over 2265 sq. ft. of living space with thoughtful design, modern finishes, and outstanding functionality. [Don't forget to check out Virtual Tour!]. This property has close to \$25,000 worth builder upgrades. As you step inside, the open-concept main floor with 9 ft. ceilings welcome you. The main floor features a small room that can easily serve as an office for work from home option. The heart of the home is the expansive kitchen, which comes with Large central island, Quartz countertops, Stainless steel appliances, Electric range, Refrigerator, Dishwasher, lots of cabinetry and pantry. Enjoy a spacious living area with extra windows which is perfect for relaxing or entertaining. The large dining area gels beautifully with the living room finishes the main floor. The upper level offers 3 spacious bedrooms, including a luxurious primary suite with a 4-piece ensuite featuring standing shower, and a big walk-in closet. Two additional bedrooms have a well-appointed 4-piece bathroom. A convenient laundry room with WASHER-DRYER completes the top floor. A stunning feature of this home is that it comes with a city approved FULLY LEGAL 2-bedroom basement suite - a perfect mortgage helper or ideal space for extended family. The suite boasts 2 bedrooms, full kitchen with appliances (electric range, fridge and microwave), separate dining/living area, private in-suite laundry with was...

Bedroom 11.67 Ft x 10.00 Ft

Other 5.58 Ft x 4.50 Ft

4pc Bathroom 8.17 Ft x 5.25 Ft

Laundry room 5.75 Ft x 3.33 Ft

Kitchen 17.33 Ft x 11.58 Ft

Recreational, Games room 11.58 Ft x 7.33 Ft

Kitchen 13.83 Ft x 12.67 Ft

Other 5.75 Ft x 5.58 Ft

2pc Bathroom 5.58 Ft x 4.75 Ft

Primary Bedroom 12.75 Ft x 12.00 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Other 5.50 Ft x 5.42 Ft

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Listing Presented By:



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



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Bedroom 9.58 Ft x 7.75 Ft

Living room 14.92 Ft x 12.75 Ft

Den 5.83 Ft x 5.58 Ft

Dining room 14.75 Ft x 8.75 Ft

Bonus Room 13.42 Ft x 10.75 Ft

Bedroom 9.92 Ft x 8.75 Ft

Bedroom 9.75 Ft x 9.33 Ft