



## 315 Savanna Way Calgary Alberta

\$777,500

\*\*\*PUBLIC OPNE HOUSE this Saturdays and Sunday (23&24th of DEC), 2.00-4.00pm.\*\*\*315 Savanna Way beckons with an opulent embrace, a single-family home tucked into the northeast corner of Calgary spans an unexpected 2563 square feet. As you cross the threshold into this inviting space, the open floor plan unfolds like a canvas of natural light, casting a radiant glow upon the polished laminate floors. This home hosts an atmosphere of timeless allure. The kitchen, a culinary haven, not only boasts a stylish island but also features stainless-steel appliances and granite countertops—a triumphant symphony of form and function that defines modern elegance in every detail. Beyond aesthetics, this haven encompasses four bedrooms, and three full bathrooms meticulously crafted for contemporary luxury. The master bedroom, a grand retreat, invites you in with its functional layout, while the additional bedrooms promise a harmonious blend of comfort and versatility. To elevate your lifestyle, a bonus room awaits, ready to host family gatherings, game nights, or your very own home theater—a multifaceted space limited only by the boundaries of your imagination. Ideally situated within arm's reach of a thriving community hub, this home seamlessly integrates into the pulse of local life. Here, convenience is not just a perk; it's a way of life. Being close to esteemed schools provides a nurturing environment for academic growth. Retail therapy is within reach with your proximity to diverse shopping centers. Major highways at your doorstep ensure that you're seamlessly connected to the broader landscape, facilitating easy travel and exploration. Public transportation is also a reliable companion for those seeking an eco-friendly and stress-free commute. Enjoy the freedom to explore the city and beyond without the hassle of traffic or parking concerns. Something else for those with ...

Dining room 12.00 Ft x 15.50 Ft  
 Living room 121.92 Ft x 17.33 Ft  
 Kitchen 14.58 Ft x 11.75 Ft  
 3pc Bathroom 4.92 Ft x 8.17 Ft  
 Bedroom 10.42 Ft x 9.67 Ft  
 Foyer 51.92 Ft x 9.33 Ft

Primary Bedroom 17.25 Ft x 12.00 Ft  
 Bonus Room 19.75 Ft x 13.92 Ft  
 Bedroom 10.67 Ft x 12.00 Ft  
 Bedroom 15.50 Ft x 13.58 Ft  
 Storage 4.50 Ft x 4.00 Ft  
 Laundry room 5.33 Ft x 6.42 Ft

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

Listing Presented By:



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**RE/MAX Realty Professionals**

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5pc Bathroom 12.67 Ft x 10.92 Ft

4pc Bathroom 10.25 Ft x 8.42 Ft

Other 12.67 Ft x 6.33 Ft