

13 Savanna Green NE
Calgary, Alberta

MLS # A2175156



\$1,099,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,581 sq.ft.	Age:	2015 (9 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		
Inclusions:	N/A		

Welcome to this exquisite former SHOWHOME with huge amount of upgrades., a true gem that seamlessly blends style, comfort, and functionality. As you step inside, you're greeted by a spacious foyer that invites you into an array of beautifully designed living spaces. The main floor features a dedicated office/den, perfect for remote work or quiet study. Adjacent to the office is a charming separate dining room adorned with tasteful wallpaper, creating an elegant setting for family gatherings and entertaining guests. The heart of the home is the expansive kitchen, equipped with modern appliances and ample cabinetry, complemented by a separate spice kitchen. The generous living room boasts a stunning stone-covered gas fireplace, serving as a warm focal point for cozy evenings. A second dining area flows effortlessly from the living room, ideal for casual meals and family time. Upstairs, you'll discover four spacious bedrooms, including a luxurious master suite that features a walk-in closet and a lavish 5-piece ensuite. Another bedroom also includes an attached 5-piece ensuite and walk-in closet, ensuring comfort and convenience for family and guests alike. A versatile bonus room with vaulted ceilings adds an extra layer of living space, perfect for a playroom or media area. The conveniently located laundry room and an additional 4-piece bath complete this level. The fully developed basement with side entrance offers an inviting rec room, a stylish wet bar adorned with stone wallpaper, a bedroom, and a bathroom, providing the perfect space for relaxation or entertaining. Outside, the backyard is fully fenced and bordered by trees, offering a tranquil setting for outdoor gatherings. Located close to amenities, this home is not just a residence but a lifestyle. Experience the perfect blend of elegance and functionality in this remarkable property, where every

detail has been thoughtfully considered.