



**268 Savanna Terrace
Calgary, Alberta**

MLS # A2297428



\$724,999

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,601 sq.ft.	Age:	2024 (2 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Garage Door Opener

Welcome to this exquisite 2024-built detached residence, nestled in the highly desirable Savanna community of Calgary, offering over 2,300 sq ft of sophisticated living space. The main floor is thoughtfully designed with a versatile bedroom and a sleek 3-piece bathroom, perfect for accommodating guests or multigenerational living. The gourmet kitchen is a culinary masterpiece, featuring luxurious quartz countertops, premium stainless steel appliances—including a built-in microwave and a state-of-the-art French door refrigerator—and an elegant tile backsplash, all seamlessly flowing into an expansive dining area and a luminous living room, ideal for both relaxation and entertaining. Ascend to the upper level, where the opulent primary suite awaits, complete with a walk-in closet and a 4-piece ensuite. Two additional generously sized bedrooms, another well-appointed 4-piece bathroom, a spacious bonus room, and convenient upper-level laundry further enhance this level. The fully finished, 2 bedrooms legal basement suite, meticulously crafted by the original builder, a full bathroom, a modern kitchen, a welcoming living area, a separate entrance, and private laundry—perfect for extended family or lucrative rental income. Outside, the low-maintenance landscaping and striking concrete front steps complete the home along with the 2-car oversize garage 22 feet by 22 feet, offering a harmonious blend of refined upgrades and practical design for effortless. Please book this beautiful home before it's gone.