



GRASSROOTS
REALTY GROUP

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11 Savanna Villas NE Calgary, Alberta

MLS # A2333709



\$849,999

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,525 sq.ft.	Age:	2020 (6 yrs old)
Beds:	6	Baths:	5
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub		
Inclusions:	2 Storage Shed in Backyard		

Welcome to this stunning custom-built home by Prominent Homes, perfectly situated on a premium corner lot in the highly sought-after community of Savanna, NE Calgary. Offering exceptional craftsmanship, luxury finishes, and an impressive layout, this home is designed for modern family living. From the moment you step inside, you'll be captivated by the soaring open-to-below foyer, rich hardwood flooring, elegant designer lighting, and 9-foot ceilings that create a bright and spacious atmosphere. Large windows throughout the home flood every room with natural light. The heart of the home is the chef-inspired kitchen, featuring premium cabinetry, quartz countertops, stainless steel appliances, and a fully equipped spice kitchen perfect for entertaining and everyday cooking. The spacious family room is centred around a beautiful fireplace, while the dining area opens onto the rear deck, making indoor outdoor living effortless. A full bathroom on the main floor adds convenience for guests and multi generational living. Upstairs, you'll find an exceptional layout with two grand primary suites, each offering a luxurious ensuite bathroom and walk-in closet. Two additional generously sized bedrooms, another full bathroom, a versatile loft, and a second floor laundry room complete the upper level. The fully finished basement, complete with a separate side entrance and a full bathroom, offers incredible flexibility for extended family or future development potential. Outside, enjoy a fully fenced, low-maintenance backyard featuring a two-storey storage shed, providing ample space for all your seasonal storage needs. Additional premium upgrades include central air conditioning, a heated double attached garage, and thoughtful finishes throughout the home. Located just minutes from parks, shopping, restaurants, public transit, and all the amenities Savanna has to offer, this

exceptional property combines luxury, comfort, and convenience in one remarkable package. This is more than just a home it's a lifestyle. Book your private showing today and experience the quality and elegance for yourself.