

**276 Savanna Terrace NE  
Calgary, Alberta**
**MLS # A2219768**


# \$740,000

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,804 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

Welcome to this exquisite 2023-built detached residence, nestled in the highly desirable Savanna community of Calgary, offering over 2,500 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 spa-inspired 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, legal basement suite, meticulously crafted by the original builder, includes two spacious bedrooms, a full bathroom, a modern kitchen, a welcoming living area, a separate entrance, and private laundry—perfect for extended family or lucrative rental income. This home is equipped with dual hot water tanks, dual furnaces, and a separate electrical panel for the basement suite, ensuring optimal functionality. Outside, the low-maintenance landscaping and striking concrete front steps complete the home, offering a harmonious blend of refined upgrades and practical design for effortless living.