



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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300 Savanna Way NE
Calgary, Alberta

MLS # A2273525



\$925,000

Heating:	Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Skylight(s), Walk-In Closet(s)		
Inclusions:	N/A		

“Luxury Upgrades + Income Potential of~\$2000 Per Month!” Welcome to this stunning 6 bed, 6 bath, 4,200 sqft masterpiece sitting proudly on a corner lot in a prime, amenity-rich community. Thoughtfully designed with convenience and elegance, this home features a main-floor bedroom with full bath and dual master suites, ideal for large or multi-generational families. The gourmet kitchen boasts quartz countertops, upgraded appliances, cabinets to the ceiling, and a fully equipped spice kitchen—perfect for culinary enthusiasts. Enjoy the dramatic open-to-above living area, with feature wall and electric fireplace. Living and dining area bringing in a lot of sunlight with oversized windows, a spacious laundry room with sink and extra storage, and a low-maintenance backyard for effortless outdoor living. Adding incredible value, the home includes two basement suites (Legal and Illegal Bachelor Suite), already rented with tenants willing to stay—offering income potential of \$2,000+ monthly. A separate entrance ensures privacy and convenience. Located walking distance from parks, 2 minutes from the plaza, and only 5–10 minutes to the airport and train station, this home offers unmatched comfort, luxury, and investment opportunity.