

# \$1,200,000 - 244 Savanna Drive Ne, Calgary

MLS® #A2193102

**\$1,200,000**

5 Bedroom, 4.00 Bathroom, 3,130 sqft

Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

Welcome to Savanna and this Beautiful 5 Bedroom, 4 Bathroom two storey walk- out home backing on the the Pond with No Neighbours behind! Built by the award winning Prominent Homes, this Open concept home offers plenty of natural light throughout the home. The main floor features 9 feet high ceilings, Open to Above Family Room, Chic kitchen including Large Island , formal dining room and Built-in appliances. This home features a Spice Kitchen as well as there is a main floor Office/Bedroom as well as a bathroom with Shower. The Upper Level features TWO Master Bedrooms including a Beautiful large Primary Bedroom with fantastic 5-piece Ensuite, the other primary bedroom has 3 piece ensuite plus 2 additional bedrooms for a total of 4 bedrooms upstairs, all having walk-in closets plus a Bonus Room and Laundry Room. The basement is ready to be developed and has a side entrance. Call to book your private showing today! Home will be ready end of April 2025!



Built in 2025

## Essential Information

MLS® #	A2193102
Price	\$1,200,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4

Square Footage	3,130
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	244 Savanna Drive Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J2H5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Gas Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished, Exterior Entry, Walk-Out

### Exterior

Exterior Features	Lighting
Lot Description	Creek/River/Stream/Pond, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 11th, 2025
Days on Market	76
Zoning	R-G

## Listing Details

Listing Office	eXp Realty
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