

# \$940,000 - 245 Savanna Drive Ne, Calgary

MLS® #A2213127

**\$940,000**

5 Bedroom, 4.00 Bathroom, 2,530 sqft

Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

Welcome to Savanna and this beautiful home build 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, Chic kitchen, nice size Living and Dining area as well a large Family room. This home features a Spice Kitchen as well as there is a main floor Office as well as a full bathroom on the main floor. The Upper Level a Beautiful large Primary Bedroom with fantastic 5-piece Ensuite plus 3 other bedrooms upstairs including two Primary bedrooms, a Bonus Room and Laundry Room. This home will be ready for possession! Call to book your private showing today!

Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2213127    |
| Price          | \$940,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,530       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |



## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 245 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 | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Gas Range, Microwave, Refrigerator, Washer    |
| Heating           | Forced Air                                                                                        |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Electric                                                                                          |
| Has Basement      | Yes                                                                                               |
| Basement          | Exterior Entry, Full, Unfinished                                                                  |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Lighting        |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 13               |
| Zoning         | R-G              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.