

# \$859,900 - 541 Savanna Drive Ne, Calgary

MLS® #A2246363

**\$859,900**

5 Bedroom, 4.00 Bathroom, 2,485 sqft

Residential on 0.07 Acres

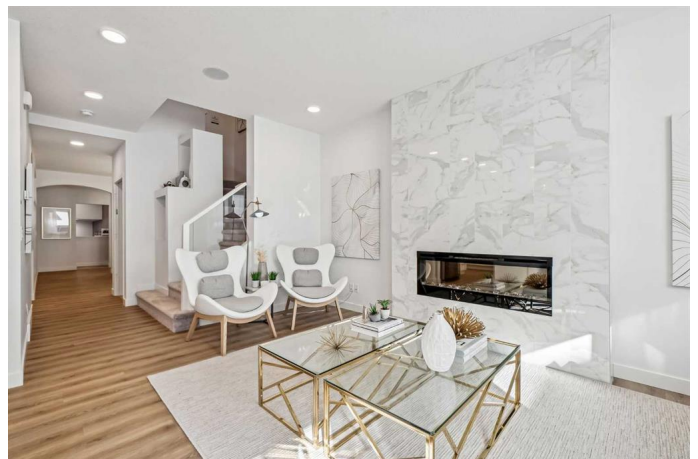
Saddle Ridge, Calgary, Alberta

**\*\*MASSIVE PRICE ADJUSTMENT - OWN A NEW SHOWHOME WITH 2 BED LEGAL SUITE FOR FAR LESS THAN IT COSTS TO BUILD\*\* A HOME THAT BRINGS EVERYONE TOGETHER—AND STILL GIVES YOU ROOM TO BREATHE.**

At 541 Savanna Drive NE, life doesn't just happen—it unfolds beautifully. This FORMER SHOWHOME delivers OVER 3,500 SQ. FT. OF DEVELOPED LIVING SPACE, designed for families who want connection without compromise, celebrations without stress, and privacy without distance. Every room feels intentional, every upgrade complete, and every square foot ready for you to move in and start living.

Imagine hosting every major holiday under your own roof. The main floor flows effortlessly from a welcoming living area—anchored by a sleek electric fireplace—into a formal dining space large enough for extended family dinners. THE KITCHEN IS THE TRUE HEART OF THE HOME, with quartz countertops, a central island with seating, full-height cabinetry, built-in gas range, and a SEPARATE SPICE KITCHEN for aromatic dishes and large-scale meal prep. OVERSIZED REAR WINDOWS keep the space bright, while the backyard is perfect for warm-weather barbecues, late-evening tea, or watching kids play after school.

When you need quiet, a MAIN FLOOR DEN



offers flexibility for a home office, guest space, or quiet retreat, paired with a FULL 3-PIECE BATH for added convenience. The thoughtful flow continues upstairs, where a CENTRAL BONUS ROOM creates separation between the master and the secondary bedrooms. Your private retreat features a SPA-INSPIRED ENSUITE with a SOAKING TUB, GLASS-ENCLOSED SHOWER, DUAL SINKS, and a VERY GENEROUS WALK-IN CLOSET. Two additional bedrooms each have their own walk-in closet, while a dedicated homework nook or small office off the bonus room helps keep busy weeknights organized.

THE LOWER LEVEL IS A COMPLETE, SELF-CONTAINED LIVING SPACE WITH ITS OWN SIDE ENTRANCE—perfect for multi-generational families, adult children, long-term guests, or rental income. It includes a full kitchen with eating area, living room, two bedrooms, a 4-piece bath, and in-suite laundry. The design offers both independence and connection, giving everyone their own place to unwind while keeping the family close.

Set in the vibrant community of Savanna, you're steps from parks, playgrounds, schools, shopping, cultural hubs, and public transit. The neighborhood blends modern conveniences with a strong sense of connection—making it as practical as it is welcoming.

With every upgrade already complete, CENTRAL AIR FOR YEAR-ROUND COMFORT, and IMMEDIATE POSSESSION AVAILABLE, this is more than a move-in ready home—it's a lifestyle that works beautifully from day one.

Book your showing today and see why 541 Savanna Drive NE is the home your family has been waiting for.

Built in 2022

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246363    |
| Price          | \$859,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,485       |
| Acres          | 0.07        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 541 Savanna Drive Ne |
| Subdivision | Saddle Ridge         |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3J 2J8              |

## Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Parking Spaces | 4                                                             |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Faces Front |
| # of Garages   | 2                                                             |

## Interior

|                   |                                                                                                                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Data, Wired for Sound |
| Appliances        | Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, See Remarks, Washer, Washer/Dryer, Window Coverings                                                     |
| Heating           | Forced Air, Humidity Control, Natural Gas                                                                                                                                                                                                                       |
| Cooling           | Central Air, Full                                                                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                                                             |

|                 |                                |
|-----------------|--------------------------------|
| # of Fireplaces | 1                              |
| Fireplaces      | Electric, Great Room, Tile     |
| Has Basement    | Yes                            |
| Basement        | Finished, Full, Exterior Entry |

## Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                           |
| Lot Description   | Back Yard, Interior Lot, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                      |
| Construction      | Composite Siding, Stone, Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete                                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 73               |
| Zoning         | R-G              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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