

\$1,199,900 - 256 Savanna Drive Ne, Calgary

MLS® #A2213557

\$1,199,900

4 Bedroom, 4.00 Bathroom, 2,868 sqft

Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

BRAND NEW 2-STOREY HOUSE 2024 YEAR BUILT By Prominent Homes | BACKING ONTO POUND| WALK OUT BASEMENT WITH SEPRATE ENTRANCE| 5 BEDROOMS & 4 FULL BATH| SPICE KITCHEN| 2 MASTER SUITES|OPEN TO ABOVE IN FAMILY ROOM| MAIN FLOOR BEDROOM & FULL WASHROOM| COMES IN GREAT COMMUNITY SADDLE RIDGE SAVANNA.

Main floor has Engineering Hardwood through out large Living Room, Family Room with Electric fireplace, kitchen with stainless steel appliances and Granite counter-tops, Full bath, Bedroom and Dinning area. UPPER FLOOR has spacious master Bedroom with 5-pc ensuite Bath and second master bedroom 4-pc ensuite, 3rd Bedroom also has cheater door to common 4-pc full bath and another good size bedroom, large Bonus room and upper floor Laundry room. Basement is unfinished Walk out with Separate entrance, Rough in for Plumbing and heating. Grading and landscaping done by Builder in summer. Located close to Savanna Bazar, saddle Towne shopping and LRT station. 10 Minute Drive to YYC Airport and easy Access to Stoney trail. Click on 3D virtual tour, Don't miss this home, book a showing today!

Built in 2024

Essential Information

MLS® #

A2213557



| | |
|----------------|-------------|
| Price | \$1,199,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,868 |
| Acres | 0.09 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 256 Savanna Drive Ne |
| Subdivision | Saddle Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3J 5T3 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows, Chandelier, Granite Counters, Kitchen Island, Pantry, Separate Entrance |
| Appliances | Dryer, Garage Control(s), Refrigerator, Washer, Oven-Built-In, Dishwasher, Electric Cooktop, Gas Stove, Microwave |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Full, Exterior Entry, Unfinished, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard, BBQ gas line |
| Lot Description | Back Yard, Rectangular Lot, Creek/River/Stream/Pond |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 6th, 2025 |
| Days on Market | 87 |
| Zoning | R-G |

Listing Details

| | |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.