

# \$999,000 - 541 Savanna Drive Ne, Calgary

MLS® #A2199055

**\$999,000**

5 Bedroom, 4.00 Bathroom, 2,485 sqft  
Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

WELCOME TO LUXURY LIVING IN SAVANNA - a masterpiece of modern design, impeccable craftsmanship, and luxurious upgrades. This brand-new, never-lived-in home offers 2,484 sq. ft. of sophisticated living space, including a fully finished 2 BEDROOM LEGAL SUITE - ideal for extended family or rental income.

From the moment you step inside, you™re welcomed by an expansive open-concept main floor, designed for both elegance and functionality. The bright and airy living space flows seamlessly into a formal dining area, perfect for hosting unforgettable gatherings. A private den offers the ideal work-from-home setup or a quiet retreat, while the convenience of a full THREE PIECE BATH on the main floor adds flexibility for guests. The clean and contemporary modern kitchen offers everything you desire from a gas range to a PRIVATE SPICE KITCHEN. Light floods the main living area, kitchen and nook with beautiful windows across the back wall of the home.

Upstairs, the thoughtfully designed second level boasts a spacious bonus room, perfect for a media lounge or family retreat. The secondary bedrooms are impressively sized, each featuring its own WALK IN CLOSETS for ample storage. The primary suite is a true showstopper, offering a sumptuous ensuite with premium finishes and an oversized



walk-in closet to accommodate even the most extensive wardrobe.

Adding even more value to this exceptional home is the fully finished 2-bedroom legal suite in the basement. Complete with its own private entrance, full kitchen, and laundry, itâ€™s an incredible opportunity for rental income or multi-generational living.

Located in the sought-after community of Savanna, this home is surrounded by parks, schools, shopping, and convenient access to both public transportation and major roadways. With every upgrade imaginable and designer finishes throughout, this is an opportunity not to be missed. This is an active showhome, and can be viewed today - experience luxury living at its finest! Possession is early August 2025.

Built in 2022

### Essential Information

MLS® #	A2199055
Price	\$999,000
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	Exterior Entry, Finished, Full

### **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	March 20th, 2025
Days on Market	14
Zoning	R-G

### **Listing Details**

Listing Office	CIR Realty
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