

\$949,000 - 541 Savanna Drive Ne, Calgary

MLS® #A2229784

\$949,000

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

Saddle Ridge, Calgary, Alberta

OPEN HOUSE - SUNDAY JUNE 22ND - 1:00
- 3:00 - PRICE ADJUSTED - THIS LISTING
WIL BE LEAVING MLS AT THE END OF
JUNE - RARE OPPORTUNITY: OWN A
FULLY UPGRADED SHOWHOME WITH
BUILT-IN RENTAL INCOME POTENTIAL IN
ONE OF CALGARY'S MOST DESIRABLE
COMMUNITIES.

Welcome to 541 Savanna Drive NE " where
modern luxury, thoughtful design, and true
versatility converge in one exceptional
property.

This brand-new, never-lived-in home delivers
over 2,480 sq. ft. of refined living space,
complete with a fully finished 2-BEDROOM
LEGAL BASEMENT SUITE " ideal for
extended family, multi-generational living, or
steady rental income.

The main floor impresses with its expansive
open-concept layout, bathed in natural light
from oversized rear windows. The elegant
dining area flows effortlessly into the great
room, creating a seamless space for both
everyday living and entertaining. A PRIVATE
DEN adds flexibility for a home office or guest
room, while a full 3-PIECE BATHROOM on the
main level enhances convenience for visitors
or family.

The kitchen is thoughtfully appointed with
quartz countertops, a large central island,



built-in gas range, and a separate SPICE KITCHEN designed for elevated cooking and added functionality. Every element strikes the perfect balance of style and practicality.

Upstairs, the spacious bonus room is ideal for family movie nights, play areas, or a cozy media retreat. Generously sized secondary bedrooms each include their own walk-in closet, while the primary suite offers a true sense of retreat with a SPA-INSPIRED ENSUITE and OVERSIZED WALK-IN.

The FULLY FINISHED BASEMENT delivers even more value, with a legal 2-bedroom suite featuring a private entrance, full kitchen, in-suite laundry, and comfortable living area â€” ready to generate income or accommodate additional family members.

Set in the vibrant community of Savanna, this home enjoys close proximity to parks, schools, shopping, public transit, and major roadways. With every upgrade already complete and possession available for early August 2025, this is a turnkey opportunity to secure a TRULY EXCEPTIONAL PROPERTY. This is an active showhome â€” beautifully staged and ready to tour. Experience it in person â€” you wonâ€™t want to leave.

Built in 2022

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2229784 |
| Price | \$949,000 |
| 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 | June 13th, 2025 |
| Days on Market | 12 |
| Zoning | R-G |

Listing Details

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

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