

# \$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

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 CALGARYâ€™S MOST DESIRABLE COMMUNITIES.

Welcome to 541 Savanna Drive NE â€” 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 â€” 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	Double Garage Attached, Concrete Driveway, 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 Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings, Built-In Gas Range, See Remarks
Heating	Forced Air, Natural Gas, Humidity Control
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, Landscaped, Rectangular Lot, Interior 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	2
Zoning	R-G

## Listing Details

Listing Office	CIR Realty
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