

# \$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 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	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	18
Zoning	R-G

## Listing Details

Listing Office	CIR Realty
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