

# \$949,900 - 271 Savanna Way Ne, Calgary

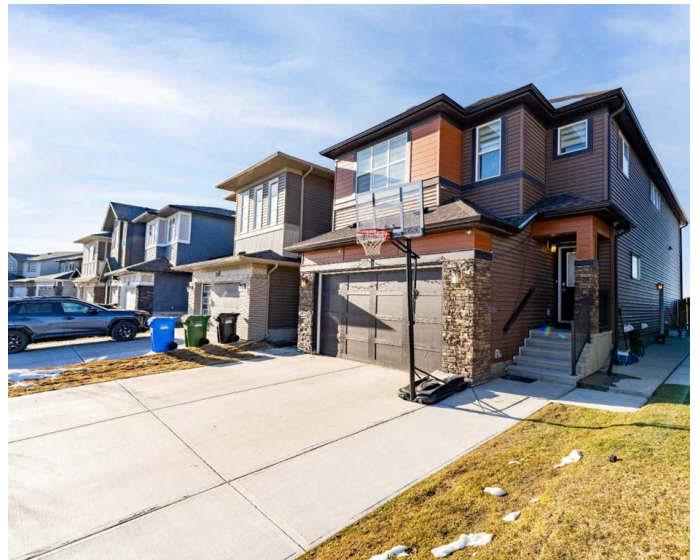
MLS® #A2209015

**\$949,900**

7 Bedroom, 5.00 Bathroom, 2,594 sqft  
Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

This beautiful detached home in the prestigious Savanna community is a masterpiece of modern luxury, designed for both elegance and everyday comfort. The main floor welcomes you with a spacious dual living room featuring custom cabinetry, a cozy fireplace, and a stylish accent wall—perfect for entertaining. A convenient bedroom with a full washroom and standing shower offers flexibility, ideal for guests or elderly family members. The gourmet chef’s kitchen is a dream, complete with a chimney hood, gas cooktop, built-in appliances, and a sleek spice kitchen with an additional gas range, sink, and ample cabinet space. A well-organized pantry provides even more storage. Upstairs, a grand bonus room with vaulted ceilings creates a stunning theater-like retreat. The lavish primary bedroom boasts a spa-like 5-piece ensuite with a soaker tub, walk-in shower, double vanity, and banker drawers, along with a massive custom walk-in closet. A second primary bedroom offers versatility, while two additional bedrooms and a family bathroom ensure plenty of space. The laundry room includes extra cabinets for added convenience. The fully legal basement suite is bright and spacious, featuring large windows, an open-concept living area, a well-equipped kitchen, two bedrooms, a full bathroom, and laundry facilities—plus a separate storage room for the owner’s use without disturbing tenants. Outside, the property shines with a beautifully landscaped backyard,



a stylish paver patio, concrete pads on both sides, and central air conditioning for year-round comfort. Homes like this are rare—don't miss your chance! Call your favorite realtor now to schedule a private viewing.

Built in 2022

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2209015    |
| Price          | \$949,900   |
| Bedrooms       | 7           |
| Bathrooms      | 5.00        |
| Full Baths     | 5           |
| Square Footage | 2,594       |
| Acres          | 0.09        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 271 Savanna Way Ne |
| Subdivision | Saddle Ridge       |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3J2H6             |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In |
|-------------------|--|

|                 |   |
|-----------------|---|
|                 | Closet(s)   |
| Appliances      | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Gas Cooktop, Gas Range, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings |
| Heating         | Forced Air  |
| Cooling         | Central Air   |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | Electric  |
| Has Basement    | Yes   |
| Basement        | Exterior Entry, Finished, Full, Suite   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line   |
| Lot Description   | Back Yard, Landscaped, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Vinyl Siding, Wood Frame                              |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 3               |
| Zoning         | R-G             |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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