

# \$800,000 - 11 Savanna Drive Ne, Calgary

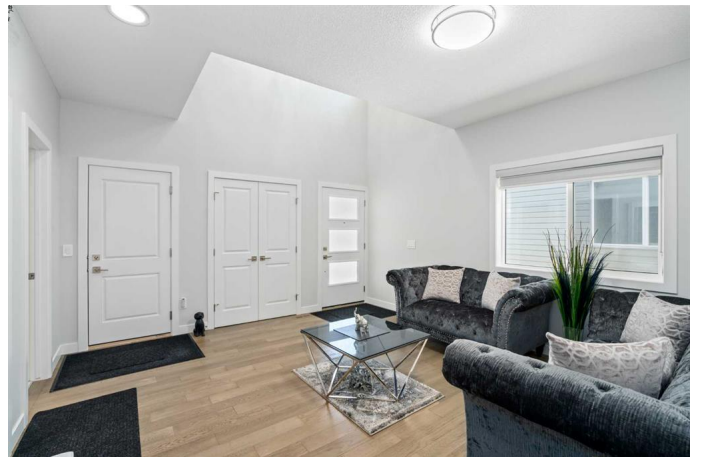
MLS® #A2211123

**\$800,000**

5 Bedroom, 3.00 Bathroom, 2,225 sqft  
Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Nestled in the sought-after neighborhood of Savanna, this beautifully customized home offers the perfect blend of luxury, comfort, and convenience. The vibrant community features excellent schools, parks, playgrounds, shopping centers, a Gurudwara, and easy transit access—making it an ideal place for families. Step inside to a grand, open-to-below entryway that welcomes you into a thoughtfully designed living space. The main floor boasts a versatile full bedroom or home office, complete with a full washroom, perfect for guests or remote work. Entertain effortlessly in the two spacious living rooms and a separate dining area, all bathed in natural light. The stunning kitchen is a chef's delight, featuring top-tier upgrades including a built-in microwave, gas stove, hood fan, refrigerator, and elegant window coverings. Upstairs, the gracious Primary bedroom awaits with a walk-in closet and a luxurious 5-piece ensuite bathroom. Three additional generously sized bedrooms, a full washroom, and a well-appointed laundry room with washer and dryer provide ample space for family living. A magnificent bonus room adds extra flexibility—ideal for a playroom, media space, or relaxation zone. Outside, enjoy your private retreat with a fully fenced backyard and a spacious deck, perfect for outdoor dining and entertaining. The unfinished basement offers endless potential with rough-ins, a side entrance, and large windows, ready for your personal touch. Additional highlights include a



spacious double-car attached garage and a prime location in a family-friendly community. Move-in ready and meticulously maintained, this home is the perfect choice for discerning buyers. Don't miss the chance to make this exceptional property yours—schedule a viewing today!

Built in 2021

### Essential Information

MLS® #	A2211123
Price	\$800,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,225
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	11 Savanna Drive Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2H4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

### Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No
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Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Bathroom Rough-in

Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished, Walk-Up To Grade

### **Exterior**

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 14th, 2025
Days on Market	8
Zoning	R-G

### **Listing Details**

Listing Office	PREP Realty
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