

# \$1,199,900 - 256 Savanna Drive Ne, Calgary

MLS® #A2213557

**\$1,199,900**

4 Bedroom, 4.00 Bathroom, 2,868 sqft

Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

BRAND NEW 2-STOREY HOUSE 2024 YEAR BUILT By Prominent Homes | BACKING ONTO POUND| WALK OUT BASEMENT WITH SEPRATE ENTRANCE| 5 BEDROOMS & 4 FULL BATH| SPICE KITCHEN| 2 MASTER SUITES|OPEN TO ABOVE IN FAMILY ROOM| MAIN FLOOR BEDROOM & FULL WASHROOM| COMES IN GREAT COMMUNITY SADDLE RIDGE SAVANNA.

Main floor has Engineering Hardwood through out large Living Room, Family Room with Electric fireplace, kitchen with stainless steel appliances and Granite counter-tops, Full bath, Bedroom and Dinning area. UPPER FLOOR has spacious master Bedroom with 5-pc ensuite Bath and second master bedroom 4-pc ensuite, 3rd Bedroom also has cheater door to common 4-pc full bath and another good size bedroom, large Bonus room and upper floor Laundry room. Basement is unfinished Walk out with Separate entrance, Rough in for Plumbing and heating. Grading and landscaping done by Builder in summer. Located close to Savanna Bazar, saddle Towne shopping and LRT station. 10 Minute Drive to YYC Airport and easy Access to Stoney trail. Click on 3D virtual tour, Don't miss this home, book a showing today!

Built in 2024

## Essential Information

MLS® #

A2213557



Price	\$1,199,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,868
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	256 Savanna Drive Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5T3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows, Chandelier, Granite Counters, Kitchen Island, Pantry, Separate Entrance
Appliances	Dryer, Garage Control(s), Refrigerator, Washer, Oven-Built-In, Dishwasher, Electric Cooktop, Gas Stove, Microwave
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished, Walk-Out

### Exterior

Exterior Features	Private Yard, BBQ gas line
Lot Description	Back Yard, Rectangular Lot, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 6th, 2025
Days on Market	105
Zoning	R-G

### **Listing Details**

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.