



GRASSROOTS
REALTY GROUP

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**541 Savanna Drive NE
Calgary, Alberta**

MLS # A2229784



\$949,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,485 sq.ft.	Age:	2022 (3 yrs old)
Beds:	5	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

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

Inclusions: Security System (equipment only), Bonus Room TV Wall Mount

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 CALGARY'S MOST DESIRABLE COMMUNITIES. Welcome to 541 Savanna Drive NE — 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 — 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 — 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 — beautifully staged and ready to tour. Experience it in person — you won’t want to leave.