



**449 Savanna Landing NE
Calgary, Alberta**

MLS # A2268351



\$829,900

Division: Saddle Ridge

Type: Residential/House

Style: 2 Storey

Size: 2,241 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 5 **Baths:** 3

Garage: Double Garage Attached

Lot Size: 0.09 Acre

Lot Feat: Rectangular Lot

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Separate Entrance		
Inclusions:	SPICE KITCHEN REFRIDGERATOR AND HOODFAN		

Nestled in the vibrant NE community of Savanna, where Stoney Trail, Deerfoot Trail & the Saddletown LRT Station connect residents to the rest of the city!. Enjoy the benefits of living in an established neighborhood that brings a plethora of amenities right to your doorstep, along with swift access to major highways. Welcome to the COLLINGWOOD – a BRAND-NEW home built by Excel homes. This amazing family home has it all!!! Location, location, location - facing the pond, pathway system & green spaces, literally across the street. This home offers 2241 sf & is delivered in an open plan, designed for families & entertaining. This impressive home offers FIVE BEDROOMS...FOUR of the bedrooms on the upper level with an ADDITIONAL bedroom and FULL BATH on the main floor. The kitchen is a show stopper with a large island, built in SS appliances & offers loads of gorgeous white cabinets and drawers for storage. In addition, the main floor boasts a spice / summer kitchen that offers storage cabinets, gas stove/hood fan and sink! You'll notice the back of the house is almost entirely windows, flooding this home w/natural daylight. Exit to your WEST FACING backyard thru the oversized patio doors! The family room & dining area are connected & offer huge family / entertaining potential. 9' ceilings & gorgeous luxury vinyl plank flooring make this space airy & bright. Upstairs you'll find FOUR spacious bedrooms! The primary suite is separated from the 3 others by a huge bonus room that offers vaulted ceilings. The primary suite also features an amazing spa like ensuite w/dual sinks, beautiful tile skirted soaker tub & separate shower. Your laundry room & family bathroom complete this level. THE BASEMENT has a PRIVATE / SEPARATE side entry that leads to the lower level that is roughed in for a future 2 bedroom suite (subject

to city permits and approvals). Whether you're a growing family, savvy investor, or multi-generational household, this is the home you've been waiting for. With over 35 years of experience, over 15,000 homes built & 75 awards for design & industry excellence, Excel Homes is a wise choice!