



GRASSROOTS
REALTY GROUP

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541 Savanna Drive NE
Calgary, Alberta

MLS # A2271564



\$879,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,491 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped		

Heating:	Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Welcome to 541 Savanna Drive NE — a beautifully designed, fully upgraded former showhome offering exceptional flexibility, modern comforts, and a built-in income opportunity. This brand-new, never-occupied home showcases over 2,491 sq. ft. of well-planned living space, highlighted by a LEGAL 2-BEDROOM BASEMENT SUITE with its own private entrance, perfect for extended family or rental revenue. The main level is bright and welcoming, featuring a spacious open-concept layout with large windows that fill the home with natural light. The dining area connects seamlessly to the stylish great room, creating an ideal setting for everyday living and gatherings. A main-floor den offers the perfect space for a home office or extra bedroom, conveniently paired with a full 3-piece bathroom on the same level. The gourmet kitchen is a standout, complete with sleek quartz counters, a central island, built-in gas cooktop, and a dedicated spice kitchen for added prep space and enhanced cooking versatility. Upstairs, a generous bonus room provides additional family space, while all bedrooms are thoughtfully sized — each secondary bedroom includes its own walk-in closet. The impressive primary suite features a beautifully finished ensuite and a large walk-in closet, creating a relaxing private retreat. The fully developed legal basement suite adds tremendous value with two bedrooms, a full kitchen, its own laundry, and a comfortable living area — ideal for tenants or multi-generational living. Located in the highly sought-after community of Savanna, this home is just minutes from parks, schools, shopping, transit options, and major routes. Every upgrade has already been taken care of — move in and enjoy a home that offers luxury, functionality, and income potential all in one.

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