



**539 Savanna Landing NE
Calgary, Alberta**

MLS # A2289482



\$929,000

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| Division: | Saddle Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,296 sq.ft. | Age: | 2023 (3 yrs old) |
| Beds: | 7 | Baths: | 4 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Low Maintenance Land | | |

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|--------------------|-----------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Composite Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bidet, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Stone Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: Garage Opener

Open House from 2pm-4pm on Saturday April 11th and Sunday April 12th. Step into a home that doesn't just check boxes — it elevates everyday living. Welcome to Savanna, where this beautifully maintained, feels-like-new corner-lot home immediately impresses. As you walk through the front door, you're greeted by a breathtaking open-to-below foyer. Natural light pours in, illuminating the space and drawing your eyes up to the stunning chandelier that perfectly fills the soaring ceiling above. It's grand, welcoming, and unforgettable. The heart of the home is a true chef's dream. Imagine preparing meals in your gourmet kitchen, fully equipped with a beautiful stainless steel appliance package — gas cooktop, sleek range hood, built-in wall oven, and wall microwave/steamer. Under-cabinet lighting casts a warm glow in the evenings, creating the perfect ambiance for intimate family dinners or lively gatherings with friends. Just off the kitchen, the family room invites you to unwind in style, featuring a dramatic full stone slab feature wall that adds both texture and elegance. A fully enclosed glass-door office provides a bright, inspiring space to work from home. The main floor also offers a bedroom and full bathroom — ideal for visiting parents, a nanny, or older children seeking privacy. And the mudroom off the garage ensures daily life stays beautifully organized. Upstairs, retreat to your stunning primary suite — a peaceful sanctuary complete with a luxurious 5-piece ensuite and a custom walk-in closet with built-ins designed for effortless organization. The upper level also features a spacious bonus room for movie nights or quiet reading, convenient laundry, and three additional bedrooms — all thoughtfully finished with custom closet built-ins. A 4-piece bathroom serves the additional bedrooms

with ease. Throughout the home, you'll appreciate the thoughtful upgrades: built-ins, 8-foot doors, and high-end finishes that add sophistication at every turn. The legal, fully self-contained two-bedroom basement suite is completely separated from the primary dwelling, offering privacy and flexibility. With upgraded Samsung appliances, its own living room, and laundry, it's perfect for extended family or rental income. Comfort is seamless year-round with air conditioning, while outside, the low-maintenance backyard feels like your own private retreat. Enjoy full landscaping, exposed aggregate, a pergola for summer evenings, and privacy screens along the fencing. The driveway is also finished in exposed aggregate, and permanent Christmas lighting adds effortless charm through every season. Located close to a future school site, pond, walking paths, and a park, this home offers not just luxury — but lifestyle.