

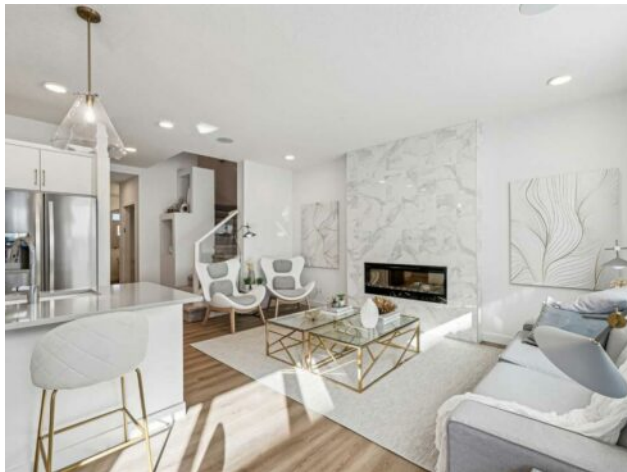


**GRASSROOTS**  
REALTY GROUP

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**541 Savanna Drive NE**  
**Calgary, Alberta**

**MLS # A2199055**



**\$969,900**

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

<b>Heating:</b>	Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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		
<b>Inclusions:</b>	Security System (equipment only), Bonus Room TV Wall Mount		

WELCOME TO LUXURY LIVING IN SAVANNA - a masterpiece of modern design, impeccable craftsmanship, and luxurious upgrades. This brand-new, never-lived-in home offers 2,484 sq. ft. of sophisticated living space, including a fully finished 2 BEDROOM LEGAL SUITE &mdash;ideal for extended family or rental income. From the moment you step inside, you're welcomed by an expansive open-concept main floor, designed for both elegance and functionality. The bright and airy living space flows seamlessly into a formal dining area, perfect for hosting unforgettable gatherings. A private den offers the ideal work-from-home setup or a quiet retreat, while the convenience of a full THREE PIECE BATH on the main floor adds flexibility for guests. The clean and contemporary modern kitchen offers everything you desire from a gas range to a PRIVATE SPICE KITCHEN. Light floods the main living area, kitchen and nook with beautiful windows across the back wall of the home. Upstairs, the thoughtfully designed second level boasts a spacious bonus room, perfect for a media lounge or family retreat. The secondary bedrooms are impressively sized, each featuring its own WALK IN CLOSETS for ample storage. The primary suite is a true showstopper, offering a sumptuous ensuite with premium finishes and an oversized walk-in closet to accommodate even the most extensive wardrobe. Adding even more value to this exceptional home is the fully finished 2-bedroom legal suite in the basement. Complete with its own private entrance, full kitchen, and laundry, it's an incredible opportunity for rental income or multi-generational living. Located in the sought-after community of Savanna, this home is surrounded by parks, schools, shopping, and convenient access to both public transportation and major roadways. With every upgrade imaginable and

designer finishes throughout, this is an opportunity not to be missed. This is an active showhome, and can be viewed today - experience luxury living at its finest! Possession is early August 2025.