

# \$760,000 - 244 Savanna Way Ne, Calgary

MLS® #A2198017

**\$760,000**

3 Bedroom, 3.00 Bathroom, 2,013 sqft  
Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Discover this stunning 2,013+ sq. ft. detached home in the vibrant community of Savanna, NE Calgary. Designed for comfort and functionality, this home boasts a south-facing backyard, allowing for abundant natural light throughout the day. The main floor features a spacious living area with built-in cabinetry around a fireplace, perfect for cozy gatherings. The modern kitchen is equipped with quartz countertops, a centre chimney hood fan, an electric cooktop, and a pantry for ample storage. A convenient half-bathroom completes this level. Upstairs, you'll find a large bonus room, ideal for a media space or play area. Two generously sized bedrooms—one with a large closet and the other with walk-in closets—share a well-appointed bathroom. The primary suite offers a tranquil retreat with a walk-in closet and private ensuite. The unfinished basement comes with rough-ins and two large windows, offering flexibility to customize the space to your preference—whether for personal use or a future development project. Additional highlights include central air conditioning, a side entrance to the basement, and a heated front double-attached garage. The fully fenced backyard is perfect for outdoor enjoyment. Located in a family-friendly neighbourhood, this home is close to schools, parks, shopping, and amenities. Don't miss out—schedule your showing today!

Built in 2020



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2198017    |
| Price          | \$760,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,013       |
| Acres          | 0.08        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 244 Savanna Way Ne |
| Subdivision | Saddle Ridge       |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3J0Z9             |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 4                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)                                |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |

|              |                                  |
|--------------|----------------------------------|
| Has Basement | Yes                              |
| Basement     | Exterior Entry, None, Unfinished |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard                              |
| Lot Description   | Back Yard, Lawn                           |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                           |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2025 |
| Days on Market | 35                  |
| Zoning         | R-1N                |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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