

# \$745,000 - 244 Savanna Way Ne, Calgary

MLS® #A2198017

**\$745,000**

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	\$745,000
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, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
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	48
Zoning	R-1N

### **Listing Details**

Listing Office	eXp Realty
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