

# \$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, 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	64
Zoning	R-1N

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.