\$920,000 - 53 Savanna Heath Ne, Calgary

MLS® #A2255412

\$920,000

7 Bedroom, 5.00 Bathroom, 2,699 sqft Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

This exceptional 2 ½ storey home has over 3500 sq. ft. of beautifully finished living space still covered by the balance of the Alberta New Home Warranty. Designed for modern living, it combines thoughtful details, room for family and extended family, and even offers rental opportunities thanks to a legal, self-contained secondary suite in the basement with its own private entrance.

The main level welcomes you with a bright, open-concept layout featuring high ceilings, a living room, dining area, and upscale kitchen with statement lighting package, white Shaker-style cabinetry, stainless-steel appliances & range hood, quartz counters, a central island, walk-in pantry, and a dedicated coffee station. A powder room, office area and practical mudroom complete this floor. A spacious family room anchors the second level, alongside a primary retreat with walk-in closet and a luxurious, spa-inspired 5-piece ensuite that includes a deep soaker tub and

bedrooms, a 4-piece bath, and a full laundry room add everyday convenience. The top floor is a private haven with its own bedroom, full bath, and den/bonus roomâ€"this floor is perfect as a teen retreat, or quiet workspace. The developed basement, with its own separate entrance, adds even more flexibility. A full kitchen, living room, two bedrooms, bathroom, laundry, and storage make it an excellent option for extended family, guests, or rental income. This legal, secondary suite is

separate, roomy shower. Three additional







fully independent, with its own furnace and hot water tank.

With a dry-walled and insulated double front-drive garage, fenced backyard, and modern finishes throughout, the appeal of this beautiful home is hard to beat! Shops, services & restaurants are within walking distance at the Savanna Bazaar commercial centre with schools, shopping and the Saddletowne LRT station just minutes away. Its great location also makes for a quick commute to Calgary International Airport and easy access to major thoroughfares including Stoney, Metis and Deerfoot Trails. Check out the 3D virtual Tour, then book your in-person viewing. 53 Savanna Heath is ready to welcome its next owners!

Built in 2021

Essential Information

MLS® # A2255412 Price \$920,000

Bedrooms 7

Bathrooms 5.00

Full Baths 4
Half Baths 1

Square Footage 2,699

Acres 0.09

Year Built 2021

Type Residential Sub-Type Detached

Style 2 and Half Storey

Status Active

Community Information

Address 53 Savanna Heath Ne

Subdivision Saddle Ridge

City Calgary

County Calgary
Province Alberta
Postal Code T3J 2H5

Amenities

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Front Drive, Garage

Faces Front, Insulated

of Garages 2

Interior

Interior Features Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl

Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood

Fan, Range Hood, Refrigerator, Stove(s), Washer, Washer/Dryer

Stacked, Window Coverings

Heating High Efficiency, Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full, Exterior Entry

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Front Yard, Interior Lot, Lawn, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Composite Siding, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 11th, 2025

Days on Market 47

Zoning R-G

Listing Details

Listing Office Royal LePage Benchmark

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