

# \$1,200,000 - 280 Savanna Drive Ne, Calgary

MLS® #A2236111

**\$1,200,000**

5 Bedroom, 4.00 Bathroom, 3,108 sqft  
Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

Welcome to Savanna and this beautiful home build by the award winning Prominent Homes Backing on to the Pond with a Walk-out Basement! This executive style home features 5 Bedrooms including 2 Master Bedrooms, Bedroom on Main Floor with Full Bathroom and 4 more Bedrooms Upstairs! This Open concept home offers plenty of natural light throughout the home. The main floor features 9 feet high ceilings, Chic kitchen including Built-in Oven and microwave, nice size Living and Formal Dining room as well a large Family room with Open to Above! This home features a Spice Kitchen as well as there is a Main Floor Bedroom and a Full Bathroom on the Main Floor. The Upper Level a Beautiful large Primary Bedroom with fantastic 5-piece Ensuite plus 3 other bedrooms upstairs including two Primary bedrooms, a Huge Bonus Room and Laundry Room. This home will be ready in September 2025 for possession! Call to book your private showing today!

Built in 2025

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2236111    |
| Price      | \$1,200,000 |
| Bedrooms   | 5           |
| Bathrooms  | 4.00        |
| Full Baths | 4           |



SAVANNA, CALGARY

**MOVE-IN READY!**  
**\$1.2 M**  
SEPT 2025 POSSESSION

**280 Savanna Drive**  
3,126 sq. ft.

This magnificent property is a masterpiece of design and craftsmanship, offering an unparalleled living experience.

- Spice Kitchen
- Mudroom
- Home Office
- Open to Below
- Four Bathrooms
- Open to Below
- Separate Basement Entry
- Bonus Room
- Upper Floor Laundry

**DIEFENBAKER 26**

- 4 Bedrooms
- 4 Bathroom
- Spice Kitchen

403-512-3051 | Sergio Russo | Sergio@prominenthomes.ca | 296 Savanna Drive



|                |             |
|----------------|-------------|
| Square Footage | 3,108       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 280 Savanna Drive Ne |
| Subdivision | Saddle Ridge         |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3J5T3               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Gas Range, Microwave, Range Hood, Refrigerator                          |
| Heating           | Forced Air                                                                                                           |
| Cooling           | None                                                                                                                 |
| Fireplace         | Yes                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                    |
| Fireplaces        | Electric                                                                                                             |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Exterior Entry, Full, Unfinished, Walk-Out                                                                           |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Lighting                                                       |
| Lot Description   | Creek/River/Stream/Pond, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                |
| Construction      | Wood Frame                                                     |

Foundation                Poured Concrete

**Additional Information**

Date Listed                July 1st, 2025  
Days on Market        53  
Zoning                      R-G

**Listing Details**

Listing Office            eXp Realty

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