

# \$740,000 - 276 Savanna Terrace Ne, Calgary

MLS® #A2219768

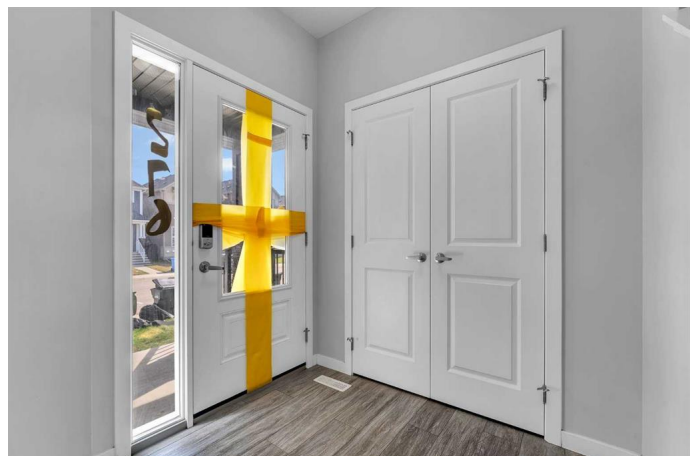
**\$740,000**

6 Bedroom, 4.00 Bathroom, 1,804 sqft

Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this exquisite 2023-built detached residence, nestled in the highly desirable Savanna community of Calgary, offering over 2,500 sq ft of sophisticated living space. The main floor is thoughtfully designed with a versatile bedroom and a sleek 3-piece bathroom, perfect for accommodating guests or multigenerational living. The gourmet kitchen is a culinary masterpiece, featuring luxurious quartz countertops, premium stainless steel appliances—including a built-in microwave and a state-of-the-art French door refrigerator—and an elegant tile backsplash, all seamlessly flowing into an expansive dining area and a luminous living room, ideal for both relaxation and entertaining. Ascend to the upper level, where the opulent primary suite awaits, complete with a walk-in closet and a spa-inspired 4-piece ensuite. Two additional generously sized bedrooms, another well-appointed 4-piece bathroom, a spacious bonus room, and convenient upper-level laundry further enhance this level. The fully finished, legal basement suite, meticulously crafted by the original builder, includes two spacious bedrooms, a full bathroom, a modern kitchen, a welcoming living area, a separate entrance, and private laundry—perfect for extended family or lucrative rental income. This home is equipped with dual hot water tanks, dual furnaces, and a separate electrical panel for the basement suite, ensuring optimal functionality. Outside, the low-maintenance landscaping and striking concrete front steps



complete the home, offering a harmonious blend of refined upgrades and practical design for effortless living.

Built in 2023

**Essential Information**

MLS® #	A2219768
Price	\$740,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,804
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	276 Savanna Terrace Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5P2

**Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

**Interior**

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

## Exterior

Exterior Features	None
Lot Description	Back Lane, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 10th, 2025
Days on Market	3
Zoning	R-G

## Listing Details

Listing Office	PREP Realty
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