

**245 Savanna Drive NE**  
**Calgary, Alberta**

**MLS # A2213127**



**\$940,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,530 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Savanna and this beautiful home build by the award winning Prominent Homes. This Open concept home offers plenty of natural light throughout the home. The main floor features 9 feet high ceilings, Chic kitchen, nice size Living and Dining area as well a large Family room. This home features a Spice Kitchen as well as there is a main floor Office as well as 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 Bonus Room and Laundry Room. This home will be ready for possession! Call to book your private showing today!