

# \$749,900 - 39 Savanna Way Ne, Calgary

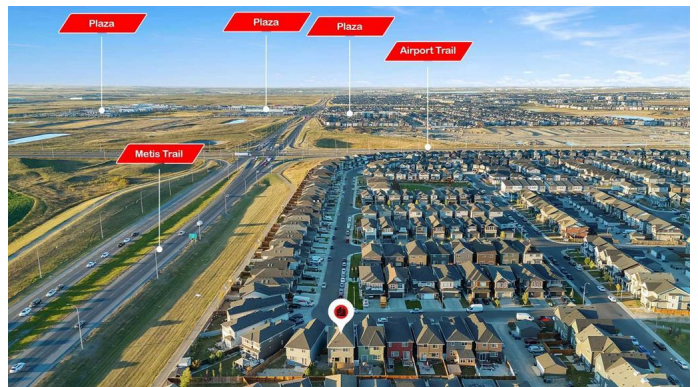
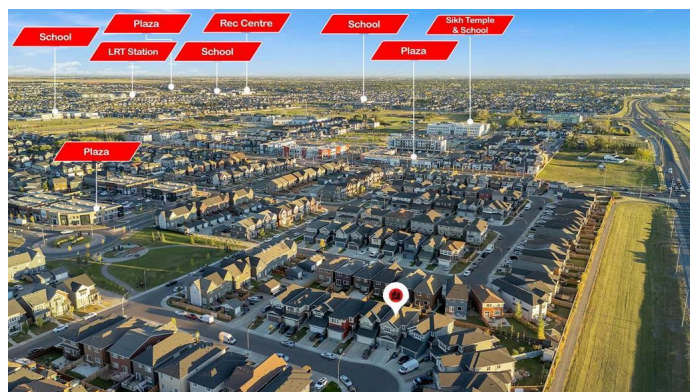
MLS® #A2260877

**\$749,900**

3 Bedroom, 4.00 Bathroom, 2,013 sqft  
Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

ATTACHED DOUBLE GARAGE!! BASEMENT WITH SEPARATE ENTRANCE & ROUGH-IN FOR KITCHEN + LAUNDRY (POTENTIAL LEGAL SUITE â€“ SUBJECT TO CITY APPROVAL)!! 2700+ SQFT OF LIVING SPACE!! PERGOLA IN BACKYARD!! 3 BEDROOMS!! 3.5 BATH!! A thoughtful floor plan that balances style and practicality! The main floor offers a spacious living area with big bright windows, a stylish kitchen with island, pantry, and plenty of cabinetry, a dining area with direct access to the backyard. A 2PC BATH completes the main floor. Upstairs features 3 BEDROOMS + OFFICE + HUGE BONUS ROOM. The PRIMARY BEDROOM comes with a walk-in closet and private 3PC ENSUITE BATH. Other 2 BEDROOMS share a 4PC BATH, and the office is perfect for work or study. Convenient UPPER-LEVEL LAUNDRY is right where you need it. The BASEMENT has its OWN SEPARATE ENTRANCE, with a large rec room and another 3PC BATH. Step outside to a beautifully built PERGOLA with seating, privacy greenery, and string lightingâ€”the perfect spot for evening relaxation or entertaining guests. The backyard also includes a lawn area and space to enjoy the outdoors. All this in a prime location close to shopping, schools, and playgrounds. A FAMILY HOME THAT COMBINES COMFORT, FLEXIBILITY, AND A BACKYARD MADE FOR MEMORIES.



Built in 2019

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2260877    |
| Price          | \$749,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,013       |
| Acres          | 0.08        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 39 Savanna Way Ne |
| Subdivision | Saddle Ridge      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3J 0Y8           |

## Amenities

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

## Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer                            |
| Heating           | Forced Air, Natural Gas                                                                   |
| Cooling           | None                                                                                      |
| Has Basement      | Yes                                                                                       |
| Basement          | Finished, Full, Exterior Entry                                                            |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Other               |
| Lot Description   | Back Yard           |
| Roof              | Asphalt Shingle     |
| Construction      | Stone, Vinyl Siding |
| Foundation        | Poured Concrete     |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 21                   |
| Zoning         | R-G                  |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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