

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

MLS® #A2219768

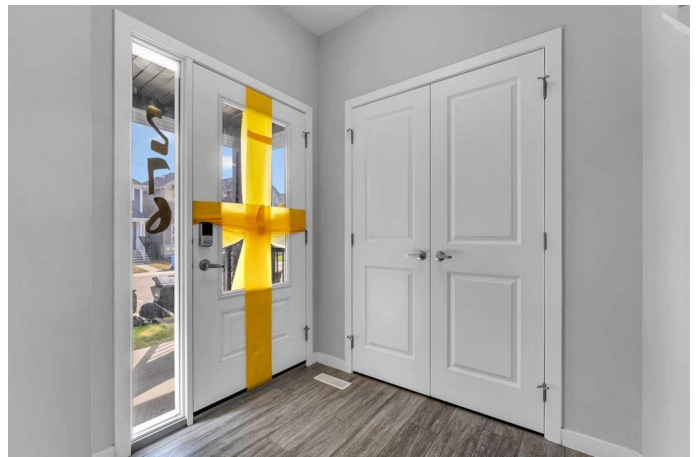
**\$740,000**

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 | 2              |
| Zoning         | R-G            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.