

# \$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 | prominenthomes.ca | Showhome Address: 286 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            51

Zoning                        R-G

### **Listing Details**

Listing Office                eXp Realty

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