

# \$749,000 - 96 Savanna Lane Ne, Calgary

MLS® #A2262370

## \$749,000

3 Bedroom, 3.00 Bathroom, 1,852 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this beautiful, well-maintained home located in the desirable community of Savanna. This 4-bed, 3.5-bath house is an amazing property to call your dream home. On the main floor, you will find a spacious living room, a dining area, and a beautiful modern kitchen with stainless steel appliances, Gas stove, quartz countertops, and ample storage space. Upstairs, there is the master bedroom with an ensuite, two additional spacious bedrooms with a full washroom, a spacious bonus room, and a laundry room located near the bedrooms. Large windows throughout the house fill this house with natural light. The fully finished LEGAL 1-bedroom, 1-bathroom basement suite has its own separate entrance. The backyard is fully fenced, and the property is conveniently located close to parks, schools, LRT stations, public transportation, and other amenities. Get in touch with us or call your favourite realtor right now to arrange a private showing of this amazing home!

Built in 2017

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2262370  |
| Price      | \$749,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,852       |
| Acres          | 0.08        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 96 Savanna Lane Ne |
| Subdivision | Saddle Ridge       |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3J 0X4            |

### **Amenities**

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

### **Interior**

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance                              |
| Appliances        | Dishwasher, Electric Range, Gas Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                         |
| Cooling           | None                                                                                            |
| Has Basement      | Yes                                                                                             |
| Basement          | Finished, Full, Exterior Entry, Suite                                                           |

### **Exterior**

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Private Entrance                                |
| Lot Description   | Landscaped, No Neighbours Behind, Zero Lot Line |
| Roof              | Asphalt Shingle                                 |
| Construction      | Vinyl Siding, Wood Frame                        |
| Foundation        | Poured Concrete                                 |

### **Additional Information**

|             |                   |
|-------------|-------------------|
| Date Listed | October 8th, 2025 |
|-------------|-------------------|

|                |     |
|----------------|-----|
| Days on Market | 26  |
| 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.