

53 Savanna Heath NE
Calgary, Alberta

MLS # A2294352



\$875,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,699 sq.ft.	Age:	2021 (5 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Lawn, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Storage Shed		

ARCHITECTURAL DISTINCTION & UNMATCHED VERSATILITY. In a market of standard two-storey builds, 53 Savanna Heath stands out as a rare 2 1/2-storey masterpiece designed for both luxury and "financial intelligence". Spanning over 3,560 square feet of professionally finished living space, this home offers three distinct, high-utility zones. Zone 1: the revenue-generating legal suite. The fully developed basement features a high-end, 2-bedroom legal suite with a private entrance, full kitchen, living room, bathroom, independent furnace, and hot water tank. This professionally finished space provides a rare opportunity to significantly subsidize your carrying costs or house extended family in total comfort. Zone 2: the main & family levels. The heart of the home features an expansive open-concept layout with 9' ceilings, a gourmet kitchen equipped with white shaker cabinetry, a large central island, walk-in pantry and a dedicated coffee station. A powder room, office area and practical mudroom complete this floor while the second level anchors the family space with four generous bedrooms, including a spa-inspired 5-piece primary ensuite with deep soaker tub. Zone 3: the private loft sanctuary. The unique 2.5-storey configuration culminates in a top-floor haven featuring its own bedroom, full bathroom, and bonus room. This secluded level is an ideal 'nanny suite,' teen retreat, or a quiet, professional home office. Premium value. Custom-built in 2021 and still under warranty, this home includes an insulated double garage and a fenced 'blank canvas' backyard, perfectly suited for a future custom deck. Positioned at an adjusted price point to lead the 'estate-tier' market, this property is located minutes from the Savanna Bazaar, Saddletowne LRT, and major thoroughfares and makes for a quick commute to Calgary International Airport. Experience a home

that balances grand scale with smart financial utility. View the 3D tour and then book your in-person private showing today!