

# \$749,999 - 268 Savanna Terrace Ne, Calgary

MLS® #A2249474

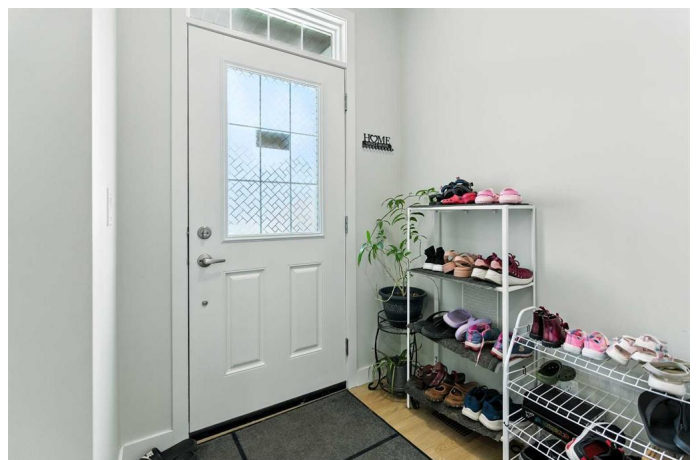
**\$749,999**

6 Bedroom, 4.00 Bathroom, 1,601 sqft

Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this exquisite 2024-built detached residence, nestled in the highly desirable Savanna community of Calgary, offering over 2,300 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 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, 2 bedrooms legal basement suite, meticulously crafted by the original builder, a full bathroom, a modern kitchen, a welcoming living area, a separate entrance, and private laundry—perfect for extended family or lucrative rental income. Outside, the low-maintenance landscaping and striking concrete front steps complete the home along with the 2-car oversize garage 22 feet by 22 feet, offering a harmonious blend of refined upgrades and practical design for effortless.



Please book this beautiful home before it's gone.

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249474    |
| Price          | \$749,999   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,601       |
| Acres          | 0.06        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 268 Savanna Terrace Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 4B6                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)                                 |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Microwave Hood Fan, Range Hood, Washer/Dryer, Washer/Dryer Stacked, Built-In Gas Range, Convection Oven |
| Heating           | Forced Air                                                                                                                                            |

|              |                                                         |
|--------------|---------------------------------------------------------|
| Cooling      | None                                                    |
| Has Basement | Yes                                                     |
| Basement     | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | None                   |
| Lot Description   | Zero Lot Line          |
| Roof              | Asphalt                |
| Construction      | Concrete, Vinyl Siding |
| Foundation        | Poured Concrete        |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 17th, 2025 |
| Days on Market | 28                |
| Zoning         | R-G               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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