

**53 Savanna Heath NE**  
**Calgary, Alberta**

**MLS # A2294352**



**\$875,000**

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

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