



ALMOST  
2500  
SQ FT

FORMER  
SHOWHOME  
NEVER LIVED  
IN HOME  
BUILT IN 2022

FULL SPICE  
KITCHEN

HUGE  
DINING  
ROOM

3 PIECE BATH  
ON MAIN

2 BEDROOM LEGAL SUITE FULLY FINISHED

## 541 Savanna Drive Calgary Alberta

\$899,900

**\*\*OPEN HOUSE SATURDAY SEPTEMBER 13TH 1:00PM - 3:00PM\*\*** A HOME THAT BRINGS EVERYONE TOGETHER--AND STILL GIVES YOU ROOM TO BREATHE. At 541 Savanna Drive NE, life doesn't just happen--it unfolds beautifully. This FORMER SHOWHOME delivers OVER 3,500 SQ. FT. OF DEVELOPED LIVING SPACE, designed for families who want connection without compromise, celebrations without stress, and privacy without distance. Every room feels intentional, every upgrade complete, and every square foot ready for you to move in and start living. Imagine hosting every major holiday under your own roof. The main floor flows effortlessly from a welcoming living area--anchored by a sleek electric fireplace--into a formal dining space large enough for extended family dinners. THE KITCHEN IS THE TRUE HEART OF THE HOME, with quartz countertops, a central island with seating, full-height cabinetry, built-in gas range, and a SEPARATE SPICE KITCHEN for aromatic dishes and large-scale meal prep. OVERSIZED REAR WINDOWS keep the space bright, while the backyard is perfect for warm-weather barbecues, late-evening tea, or watching kids play after school. When you need quiet, a MAIN FLOOR DEN offers flexibility for a home office, guest space, or quiet retreat, paired with a FULL 3-PIECE BATH for added convenience. The thoughtful flow continues upstairs, where a CENTRAL BONUS ROOM creates separation between the master and the secondary bedrooms. Your private retreat features a SPA-INSPIRED ENSUITE with a SOAKING TUB, GLASS-ENCLOSED SHOWER, DUAL SINKS, and a VERY GENEROUS WALK-IN CLOSET. Two additional bedrooms each have their own walk-in closet, while a dedicated homework nook or small office off the bonus room helps keep busy weeknights organized. THE LOWER LEVEL IS A COMPLETE, SELF-CONTAINED LIVING SPACE WITH ITS OWN SIDE ENTRANCE--perfect for multi-generational families, adult children, long-term guests, or rent...

Bedroom 12.00 Ft x 9.42 Ft  
Other 4.17 Ft x 5.67 Ft  
Living room 11.92 Ft x 10.50 Ft  
Other 11.92 Ft x 10.83 Ft  
4pc Bathroom 5.92 Ft x 10.42 Ft

Other 10.92 Ft x 9.33 Ft  
Other 10.75 Ft x 11.92 Ft  
Other 5.08 Ft x 11.58 Ft  
Pantry Measurements not available  
3pc Bathroom 4.92 Ft x 7.83 Ft

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**Bedroom** 11.92 Ft x 10.58 Ft  
**Laundry room** 6.00 Ft x 5.17 Ft  
**Other** 10.92 Ft x 5.58 Ft  
**Dining room** 11.92 Ft x 11.00 Ft  
**Great room** 10.83 Ft x 17.00 Ft

**Den** 11.58 Ft x 10.17 Ft  
**Other** 11.58 Ft x 5.58 Ft  
**Other** Measurements not available  
**Loft** 7.00 Ft x 10.00 Ft