



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

243 Savanna Lane NE
Calgary, Alberta

MLS # A2338286



\$669,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,070 sq.ft.	Age:	2019 (7 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	City Lot, Interior Lot, Lawn, No Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows		
Inclusions:	N/A		

FORECLOSURE / COURT-ORDERED SALE — please read this entire listing before booking a showing or calling. This home is being sold "as is, where is" through a court-ordered sale, subject to Court of King's Bench of Alberta approval; offers must be unconditional and accompanied by a deposit. Built in 2019, this 2-storey on Savanna Lane NE is sized for a family that needs room and privacy to spread out: five bedrooms and four bathrooms across three finished levels. A main-floor bedroom and full bathroom, an upstairs bonus room, and a self-contained lower level with its own entrance give this home a layout that works for extended family living, aging parents, or a grown child staying close, without anyone giving up their own space. With 9' ceilings on the main floor and a south-facing backyard pulling light through the rear windows most of the day, the open-plan kitchen, dining, and living space reads bigger than its footprint. The kitchen anchors the level with light cabinetry, quartz counters, a mosaic tile backsplash, and an island big enough to gather the whole household around. Step out from the dining area onto a good-sized deck overlooking the backyard, a good spot for morning coffee or evening sun. Upstairs, the primary bedroom has its own 4-piece ensuite and walk-in closet, two more bedrooms share a second full bathroom, and a bonus family room with custom built-in cabinetry gives the household a second place to land. Upstairs laundry means one less trip up and down with the basket. Below grade, the basement adds a fourth living zone: a rec room, a bedroom, a 3-piece bathroom, a kitchen, and a separate walk-up entrance to the backyard. It's a one-bedroom illegal suite, meaning it exists and functions as a self-contained space — a natural fit for extended family, a home office or gym, or potential income, provided the

buyer independently confirms compliance requirements with the City rather than relying on it as registered rental space. The attached double garage is insulated, drywalled, and finished — not just framed — and the backyard is fenced with a storage shed and room for kids to run. Some exterior finishing remains outstanding, consistent with an as-is sale. The home sits in Savanna, within NE Calgary's Saddle Ridge community, one of the city's most established and family-oriented neighbourhoods. It's close to Savanna Bazaar for everyday shopping, dining, and medical services, the Genesis Centre for recreation, the Saddletowne LRT station, an extensive network of parks and pathways including the Rotary/Mattamy Greenway, and quick access to Stoney Trail, Metis Trail, and Deerfoot Trail. Offers must remain open for a minimum of 30 days to allow time for a court date to be set once the offer is approved to proceed by the lawyers. Possession is determined by the court and cannot be granted until at least 30 days after the court application is made.