



GRASSROOTS
REALTY GROUP

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760 Savanna Crescent NE
Calgary, Alberta

MLS # A2341079



\$1,299,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,466 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	5
Garage:	Driveway, Front Drive, Garage Door Opener, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, See Rem		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Mixed, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

ONE OF THE LAST OPPORTUNITIES TO OWN OVER 3400 SQ. FT. OF REFINED LIVING SPACE IN SAVANNA! This EAST-FACING masterpiece backs directly onto a SERENE GREEN SPACE AND POND. Elevated by a sleek STUCCO EXTERIOR, TRIPLE ATTACHED GARAGE with an 8 FT. EXTENDED DOOR AND HEATER ROUGH-IN, and 9 FT. CEILINGS ACROSS ALL THREE LEVELS, this home defines executive living. A double-door entrance opens to a main level featuring TWO DISTINCT LIVING AREAS, formal dining, and a full bedroom and bathroom - ideal for guests, elderly parents, or a private home office. The OPEN-TO-BELOW LIVING ROOM features an ELEGANT COFFERED CEILING and oversized windows framing tranquil water views. Just across the living room, you will have your dream kitchen that showcases an oversized island, built-in appliances, under-cabinet lighting, and a fully equipped SPICE KITCHEN with a spacious pantry. Step out through double doors onto the EXPANSIVE 36 X 10 FT. VINYL DECK upgraded with glass panels and a BBQ gas line to enjoy uninterrupted views. Upwards, the second level hosts FOUR BEDROOMS, FOUR BATHROOMS, A CENTRAL BONUS ROOM, AND A DEDICATED PRAYER ROOM. Uniquely designed, this home boasts TWO PRIMARY SUITES and a third bedroom with its own private ensuite, ensuring EVERY BEDROOM HAS DIRECT BATHROOM ACCESS. The upper level has a dedicated laundry room with a built-in sink and countertop. CEILING FANS in every bedroom and the bonus room further adds to the elegance and provide energy-efficient, localized climate control year-round. The unfinished WALK-OUT BASEMENT offers endless potential with BOTH REAR AND SIDE ENTRANCES, rough-ins for a future wet bar/kitchen, laundry, and water softener,

along with ROUGH-IN FOR CENTRAL AIR CONDITIONING. Complete with a FINISHED CONCRETE SIDEWALK, REAR CONCRETE PATIO UNDER THE DECK, security camera rough-ins and minutes from the LRT station, 96 Ave, and Stoney Trail, this home is a true multi generational asset. Scheduled for mid of November completion, this property qualifies for the New Housing GST Rebate (subject to buyer eligibility). Disclaimer: Property is currently under construction; photos reflect a similar finished home. Actual materials, colours, and finishes may vary. Book your showing today and get all your questions answered.