



140 Savanna Road NE  
Calgary, Alberta

MLS # A2280503



**\$599,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,446 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Dog Run Fenced In, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

Welcome to this beautifully designed two-story home located in the desirable community of Saddle Ridge in Savanna, offering 1,446 square feet of thoughtfully planned living space that blends modern style with everyday comfort. The contemporary exterior features warm neutral tones, clean architectural lines, and craftsman-inspired details that create excellent curb appeal. Inside, the home offers 3 bedrooms and 2.5 bathrooms, making it ideal for families, professionals, or those seeking flexible living space. Large windows on both levels flood the home with natural light, creating a bright and inviting atmosphere throughout. The functional layout provides comfortable living and entertaining areas, with private, well-sized bedrooms on the upper level. A covered front porch adds charm and practicality, while the detached double car garage offers ample parking and storage. The low-maintenance front yard ensures easy upkeep. Situated in the vibrant and growing Saddle Ridge (Savanna) community, this home is close to schools, parks, shopping, public transit, and major roadways—perfect for modern urban living. A move-in-ready opportunity to own a stylish home in one of Calgary's most sought-after newer communities.