

**736 Savanna Crescent NE**  
**Calgary, Alberta**

**MLS # A2236096**



**\$960,000**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Saddle Ridge           |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,624 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 4                |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.10 Acre              |               |                  |
| <b>Lot Feat:</b> | Pie Shaped Lot         |               |                  |

|                    |                                                                                                                      |                   |     |
|--------------------|----------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                           | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile                                                                                                         | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                      | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Unfinished                                                                            | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame                                                                                                           | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                      | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

Welcome to Savanna and this beautiful home build by the award winning Prominent Homes with 5 Bedrooms including 2 Master Bedrooms, Bedroom on Main Floor with Full Bathroom and 4 more Bedrooms Upstairs! This Open concept home offers plenty of natural light throughout the home. The main floor features 9 feet high ceilings, Chic kitchen including Built-in Oven and microwave, nice size Living and Dining area as well a large Family room. This home features a Spice Kitchen as well as there is a Main Floor Bedroom as well as a Full Bathroom on the Main Floor. The Upper Level a Beautiful large Primary Bedroom with fantastic 5-piece Ensuite plus 3 other bedrooms upstairs including two Primary bedrooms, a Bonus Room and Laundry Room. This home will be ready in September 2025 for possession! Call to book your private showing today!