

# \$829,900 - 449 Savanna Landing Ne, Calgary

MLS® #A2268351

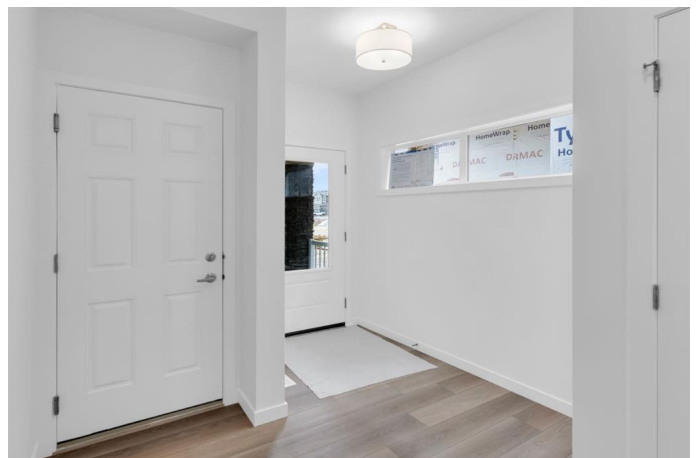
**\$829,900**

5 Bedroom, 3.00 Bathroom, 2,241 sqft

Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

Nestled in the vibrant NE community of Savanna, where Stoney Trail, Deerfoot Trail & the Saddletown LRT Station connect residents to the rest of the city!. Enjoy the benefits of living in an established neighborhood that brings a plethora of amenities right to your doorstep, along with swift access to major highways. Welcome to the COLLINGWOOD â€” a BRAND-NEW home built by Excel homes. This amazing family home has it all!! Location, location, location - facing the pond, pathway system & green spaces, literally across the street. This home offers 2241 sf & is delivered in an open plan, designed for families & entertaining. This impressive home offers FIVE BEDROOMS...FOUR of the bedrooms on the upper level with an ADDITIONAL bedroom and FULL BATH on the main floor. The kitchen is a show stopper with a large island, built in SS appliances & offers loads of gorgeous white cabinets and drawers for storage. In addition, the main floor boasts a spice / summer kitchen that offers storage cabinets, gas stove/hood fan and sink! Youâ€™ll notice the back of the house is almost entirely windows, flooding this home w/natural daylight. Exit to your WEST FACING backyard thru the oversized patio doors! The family room & dining area are connected & offer huge family / entertaining potential. 9â€™ ceilings & gorgeous luxury vinyl plank flooring make this space airy & bright. Upstairs youâ€™ll find FOUR spacious bedrooms! The primary suite is separated from the 3 others by



a huge bonus room that offers vaulted ceilings. The primary suite also features an amazing spa like ensuite w/dual sinks, beautiful tile skirted soaker tub & separate shower. Your laundry room & family bathroom complete this level. THE BASEMENT has a PRIVATE / SEPARATE side entry that leads to the lower level that is roughed in for a future 2 bedroom suite (subject to city permits and approvals). Whether you're a growing family, savvy investor, or multi-generational household, this is the home you've been waiting for. With over 35 years of experience, over 15,000 homes built & 75 awards for design & industry excellence, Excel Homes is a wise choice!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2268351    |
| Price          | \$829,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,241       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 449 Savanna Landing Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 5T2                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Bathroom Rough-in |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer                                                             |
| Heating           | Forced Air, Natural Gas                                                                                                  |
| Cooling           | None                                                                                                                     |
| Fireplace         | Yes                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                        |
| Fireplaces        | Electric, Family Room                                                                                                    |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Full                                                                                                                     |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Private Entrance          |
| Lot Description   | Rectangular Lot           |
| Roof              | Asphalt                   |
| Construction      | Brick, Cement Fiber Board |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 4                  |
| Zoning         | R-G                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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