

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

MLS® #A2268351

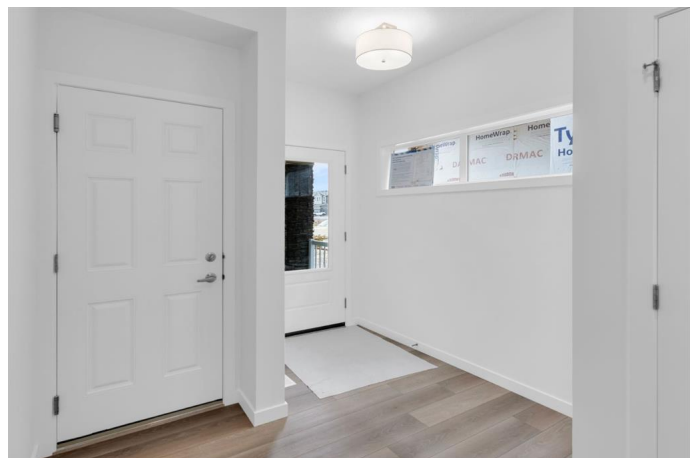
**\$829,900**

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 | Bathroom Rough-in, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Separate Entrance |
| 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 | 13                 |
| Zoning         | R-G                |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.