



**GRASSROOTS**  
REALTY GROUP

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107 Savanna way Way E  
Calgary, Alberta

MLS # A2324939



**\$720,000**

|                  |                                                                          |               |                  |
|------------------|--------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Saddle Ridge                                                             |               |                  |
| <b>Type:</b>     | Residential/House                                                        |               |                  |
| <b>Style:</b>    | 2 Storey                                                                 |               |                  |
| <b>Size:</b>     | 2,086 sq.ft.                                                             | <b>Age:</b>   | 2019 (7 yrs old) |
| <b>Beds:</b>     | 5                                                                        | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached, Parking Pad                                      |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                                                                |               |                  |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, |               |                  |

|                    |                                                                                                                                      |                   |     |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Central, Fireplace(s)                                                                                                                | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                                                  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                      | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | None                                                                                                                                 | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding, Wood Frame                                                                                            | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                      | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Skylight(s), Storage, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A                                                                                                                                  |                   |     |

Welcome to this beautifully maintained and thoughtfully designed home in the vibrant community of Savanna. Offering approximately 2,100 sq. ft. of living space, this impressive East-facing residence combines functionality, comfort, and future potential, making it an excellent choice for growing families and savvy investors alike. As you step inside, you are greeted by a bright and welcoming foyer that leads into an open-concept main floor featuring 9-foot ceilings, large windows, and an abundance of natural light. The heart of the home is the spacious living area, seamlessly connected to the dining space and kitchen, creating the perfect environment for everyday living and entertaining. One of the home's most desirable features is the main-floor bedroom and full bathroom, ideal for multi-generational families, visiting guests, or anyone seeking the convenience of a bedroom on the main level. Upstairs, you'll discover a thoughtfully designed layout featuring three spacious bedrooms, including a generous primary retreat complete with a private 5pc ensuite bathroom and ample closet space. Two additional bedrooms provide plenty of room for family members, while another full 4pc bathroom ensures comfort and convenience for everyone. The highlight of the upper level is the spectacular bonus room with a skylight, offering a bright and airy space filled with natural sunlight. Whether you're enjoying family movie nights, creating a children's play area, or setting up a home office, this versatile room is sure to become a favorite gathering place. Step outside to your West-facing backyard, where you can enjoy sunshine throughout the afternoon and breathtaking sunset views in the evening. This outdoor space is perfect for summer BBQs, entertaining guests, or simply relaxing after a long day. The property backs onto the fenced corridor along Metis Trail, providing

separation and privacy, while the professionally landscaped front yard adds exceptional curb appeal. The unfinished basement offers a blank canvas for your future vision. Featuring 9-foot ceilings and a separate side entrance, it presents excellent potential for future development, additional living space, or an income-generating secondary suite (subject to municipal approvals). Conveniently located quick access to YYC Airport, close to schools, shopping, parks, public transit, restaurants, and major roadways including Metis Trail and Stoney Trail, this exceptional property offers everything today's family is looking for. The future Costco, expected to become one of the area's premier shopping destinations, is only a 5-minute drive away. Don't miss this opportunity to own a beautiful home in Savanna. Schedule your private viewing today!