



GRASSROOTS
REALTY GROUP

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99 Savanna Way NE
Calgary, Alberta

MLS # A2328883



\$719,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,076 sq.ft.	Age:	2019 (7 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Interior Lot, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity		

Inclusions:	N/A
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Built by Prominent Homes, this beautifully designed 2,076 sq. ft above grade. detached home offers the perfect blend of space, functionality, and location. The bright open-concept main floor features a spacious kitchen, dining area, and living room, along with the highly desirable main floor bedroom and full 4-piece bathroom, making it an ideal layout for multi-generational living, accommodating guests, or creating a private home office. Upstairs, you'll find a generous bonus room, a spacious primary bedroom, two additional bedrooms, and a full 4-piece bathroom. The fully developed basement features a separate side entrance, two bedrooms, a full kitchen, separate laundry, and a 4-piece bathroom, offering exceptional flexibility for extended family. Backing onto no rear neighbours, this home is ideally situated in the vibrant community of Savanna, with schools, parks, playgrounds, shopping, restaurants, grocery stores, medical services, and everyday commercial amenities all just minutes away. Enjoy quick access to YYC International Airport, major roadways, Saddletowne CTrain Station, and the proposed Green Line LRT transit hub within walking distance. Combining a versatile floor plan with an unbeatable location, this is an exceptional opportunity to own in one of Northeast Calgary's most sought-after and rapidly growing communities.