



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

107 Savanna Way NE
Calgary, Alberta

MLS # A2346667



\$674,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,086 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Back Lane, No Neighbours Behind, F		

Heating:	Electric, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Skylight(s), Walk-In Closet(s)		
Inclusions:	N/A		

Stunning 4-bedroom, 3-bathroom home in the highly desirable community of Savanna, offering approximately 2,100 sq. ft. of bright and functional living space designed with family life in mind. Recent updates include fresh interior paint, a new roof in 2026, and new exterior siding in 2025. The main floor features 9-ft ceilings, large windows, and an open-concept layout that keeps the kitchen, dining, and living areas connected perfect for family time and entertaining. A main-floor bedroom and full bathroom provide added flexibility for grandparents, guests, or older children. Upstairs, you’ll find 3 spacious bedrooms, including a comfortable primary retreat with a 5-piece ensuite, plus another full bathroom and a bright bonus room with skylight ideal for movie nights, a playroom, homework area, or home office. The West-facing backyard is perfect for enjoying sunny afternoons, summer barbecues, and evening sunsets. The unfinished basement offers 9-ft ceilings and a separate side entrance, giving your family room to grow and excellent future development potential. Located close to schools, parks, shopping, transit, YYC Airport, Metis Trail, and Stoney Trail, this is a wonderful opportunity to put down roots in one of Calgary’s growing family communities. A spacious, move-in-ready home with the flexibility to grow with your family book your private showing today! Some listing photos have been virtually staged or digitally enhanced, including landscaping and lighting improvements, to illustrate the property’s potential appearance and use. Actual property condition may vary