

99 Savanna Way NE
Calgary, Alberta

MLS # A2250021



\$799,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,076 sq.ft.	Age:	2019 (6 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:	Separate/Exterior Entry, 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

Built by Prominent Homes, this 2,076 sq. ft. detached property in Savanna, Saddle Ridge, combines smart design with everyday convenience, featuring a double attached garage and driveway parking for a total of 4 vehicles. The main floor showcases a bright open-concept layout with kitchen, dining, and living areas, along with the rare advantage of a full bedroom and 4-piece bathroom on the ground floor—ideal for guests, seniors, or multi-generational living. Upstairs offers a spacious bonus room, the primary suite, two additional bedrooms, and another full bathroom. The fully developed basement with a separate entrance adds two bedrooms, a full kitchen, separate laundry, and a 4-piece bath. With no neighbours behind and easy access to YYC International Airport, Saddletowne CTrain Station, schools, parks, shopping, and the proposed future transit hub within walking distance, this home delivers privacy, functionality, and an unbeatable location.