

**115 Savanna Way**  
**Calgary, Alberta**

**MLS # A2251151**



**\$799,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,039 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, No Neighbours Behind, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

**\*\*LEGAL BASEMENT SUITE, SPICE KITCHEN, MAIN FLOOR FULL BATHROOM\*\***Welcome to this beautiful, one of the complete house in all aspects situated in most emerging and amenity rich community of Savanna. This house comes up with FULL BEDROOM & FULL BATHROOM at the main Floor, SPICE/PREP KITCHEN, 2 Bedroom BASEMENT LEGAL SUITE, SKYLIGHT, Separate LAUNDRY, High-end BLACK STAINLESS STEEL appliances, FAMILY HUB REFRIGERATOR with a built-in TABLET, Gas FIREPLACE, EAST FACING and way more to explore. At the main floor this house comes up with FULL BED & Bath, SPICE/PREP Kitchen, GAS STOVE, Chimney Hood fan, Wi-Fi/Bluetooth-enabled Family Hub refrigerator, with a built-in tablet, Gas FIREPLACE, kitchen with Quartz Counter-tops, ceiling height cabinets and a large dinning space. Upstairs has 3 large size bedrooms, master with 5 pc ensuite, bonus room with SKYLIGHTS, another bathroom and a laundry area. Basement has 2 bedroom LEGAL SUITE, large kitchen, separate laundry and a large living area. This is a kind of opportunity comes once a while, don't miss this out as this is not going to last longer!!!