



GRASSROOTS
REALTY GROUP

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115 Savanna Way
Calgary, Alberta

MLS # A2251151



\$799,900

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

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