

# \$799,900 - 115 Savanna Way, Calgary

MLS® #A2251151

**\$799,900**

6 Bedroom, 4.00 Bathroom, 2,039 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

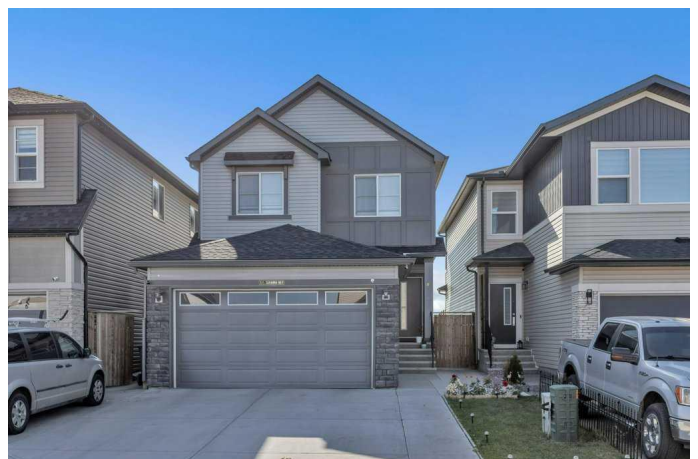
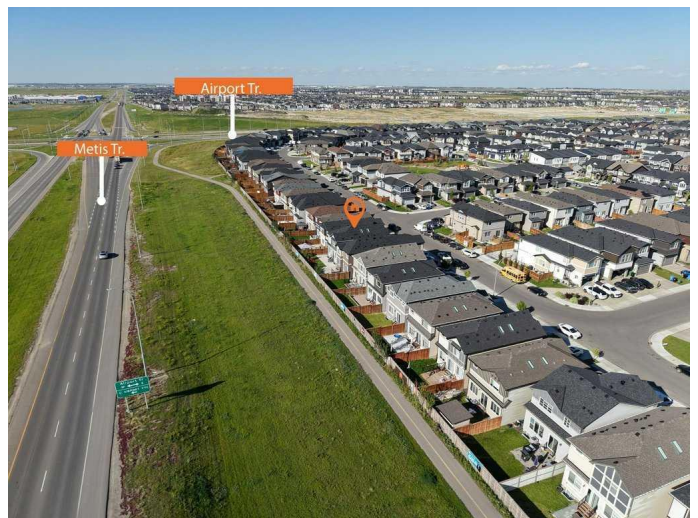
**\*\*LEGAL BASEMENT SUITE, SPICE KITCHEN, MAIN FLOOR FULL BATHROOM\*\*** Welcome to this beautiful, one of the complete house in all aspects situated in most emerging and amenity rich community of Savanna. This house comes up with **FULL BEDROOM & FULL BATHROOM** at the main Floor, **SPICE/PREP KITCHEN**, 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!!!

Built in 2020

## Essential Information

MLS® #

A2251151



|                |             |
|----------------|-------------|
| Price          | \$799,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,039       |
| Acres          | 0.08        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 115 Savanna Way |
| Subdivision | Saddle Ridge    |
| City        | Calgary         |
| County      | Calgary         |
| Province    | Alberta         |
| Postal Code | T3J 0Y6         |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Stove(s), Washer, Washer/Dryer                                |
| Heating           | Forced Air, Natural Gas                                                                                                                                  |
| Cooling           | None                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                        |
| Fireplaces        | Gas                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                                                    |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | None                                                               |
| Lot Description   | Landscaped, No Neighbours Behind, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Stone, Vinyl Siding                                                |
| Foundation        | Poured Concrete                                                    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 20                |
| Zoning         | R-1N              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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