

# \$799,000 - 99 Savanna Way Ne, Calgary

MLS® #A2250021

**\$799,000**

5 Bedroom, 4.00 Bathroom, 2,076 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

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.

Built in 2019

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2250021  |
| Price          | \$799,000 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,076     |



|            |             |
|------------|-------------|
| Acres      | 0.07        |
| Year Built | 2019        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 99 Savanna Way Ne |
| Subdivision | Saddle Ridge      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3J 0Y6           |

### Amenities

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

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Double Vanity                                                                   |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, See Remarks, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                     |
| Cooling           | None                                                                                                           |
| Fireplace         | Yes                                                                                                            |
| # of Fireplaces   | 1                                                                                                              |
| Fireplaces        | Electric                                                                                                       |
| Has Basement      | Yes                                                                                                            |
| Basement          | Exterior Entry, Full                                                                                           |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | None, Private Entrance                              |
| Lot Description   | Interior Lot, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                     |
| Construction      | Vinyl Siding, Wood Frame                            |
| Foundation        | Poured Concrete                                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 14                |
| Zoning         | R-G               |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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