



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**177 SAVANNA Passage, Calgary T3J 2J7**

MLS®#: **A2116797**

Area: **Saddle Ridge**

Listing Date: **03/21/24**

List Price: **\$860,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 27-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2023**

Lot Information

Lot Sz Ar: **3,218 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,177**

Low Sqft:

Ttl Sqft: **2,177**

DOM

**59**

Layout

Beds: **6 (4 2 )**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Rectangular Lot**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance**

Construction:

**Manufactured Floor Joist,Mixed,Vinyl Siding**

Flooring:

**Carpet,Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator**

Int Feat:

**Built-in Features,Ceiling Fan(s),Kitchen Island,Pantry,Quartz Counters,Separate Entrance,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`8" x 13`4"
Dining Room	Main	12`7" x 10`0"
Bedroom	Main	11`2" x 8`5"
Foyer	Main	14`6" x 11`7"
5pc Ensuite bath	Upper	11`7" x 10`5"
Bonus Room	Upper	17`4" x 14`4"
Hall	Upper	9`9" x 3`3"
Walk-In Closet	Upper	6`9" x 4`7"
Walk-In Closet	Upper	6`11" x 4`7"
Bedroom	Basement	12`2" x 9`8"

Room	Level	Dimensions
Living Room	Main	12`8" x 12`8"
Pantry	Main	8`5" x 5`5"
3pc Bathroom	Main	7`5" x 5`1"
Bedroom	Upper	14`6" x 12`6"
Walk-In Closet	Upper	9`11" x 7`2"
Laundry	Upper	7`7" x 5`1"
Bedroom	Upper	13`8" x 11`0"
Bedroom	Upper	15`7" x 12`11"
Game Room	Basement	16`1" x 12`4"
Furnace/Utility Room	Basement	14`1" x 9`0"

Kitchen  
Walk-In Closet  
3pc Ensuite bath

Basement  
Basement  
Upper

16`9" x 12`9"  
3`11" x 3`7"  
11`6" x 5`1"

Bedroom  
3pc Bathroom

Basement  
Basement

11`8" x 10`1"  
8`11" x 5`5"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2111840**

Remarks

Pub Rmks:

**\*GORGEOUS HOME IN HIGHLY DEMANDED-SAVANNA\* MAIN FLOOR BEDROOM/FULL BATHROOM\*\*4+2 BEDROOMS\* BONUS ROOM/ VAULTED CEILINGS\* TWO BEDROOM ILLEGAL SUITE WITH SEPARATE ENTRANCE\*** Welcome to this STUNNING two-storey home situated in the highly sought after community of Savanna. Boasting an impressive 2177 sq.ft of living space, this residence offers a perfect blend of style and functionality. As you step inside, you're greeted by an inviting OPEN concept main floor, with a convenient MAIN floor bedroom and bathroom. Featuring a gourmet kitchen adorned with sleek quartz countertops, a gas cooktop, built-in oven/microwave, and upgraded STAINLESS STEEL appliances. The expansive dining room provides ample space for gatherings, while the spacious family room offers a cozy relaxation. Upstairs, you'll find the luxurious master bedroom complete with a lavish 5-piece ensuite. Two additional bedrooms, a bonus room with VAULTED ceilings, and a convenient laundry room complete the upper level. The home also features a basement illegal SUITE with two bedrooms (potential for a third) and a SEPERATE entrance, providing endless possibilities for customization and additional living space. Park with ease in the double attached garage. Located close to all amenities including shopping, schools, parks, and more, this home is perfect for a growing family. Don't miss out on this incredible opportunity - call today to schedule your private viewing!

Inclusions:  
Property Listed By:

**N/A**  
**Royal LePage METRO**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123















