



THE
A-TEAM

**RE/MAX
FIRST**

289 SAVANNA Drive, Calgary T3J2H4

MLS® #: **A2122573** Area: **Saddle Ridge** Listing Date: **04/12/24** List Price: **\$855,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**
Lot Information
Lot Sz Ar: **3,216 sqft**
Lot Shape:

Access:
Lot Feat: **Backs on to Park/Green Space, Rectangular Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,165**
Low Sqft:
Ttl Sqft: **2,165**

DOM

37
Layout
Beds: **4 (4)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting**

Construction: **Wood Frame**
Flooring: **Carpet, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator**
Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|---------------|----------------------|-------------------------|---------------|---------------------|
| Bedroom - Primary | Second | 14`3" x 12`7" | Bedroom | Second | 12`9" x 9`4" |
| Bedroom | Second | 10`1" x 10`1" | Bedroom | Second | 11`0" x 8`6" |
| 5pc Ensuite bath | Second | 10`1" x 10`0" | 3pc Ensuite bath | Second | 9`5" x 5`0" |
| 4pc Bathroom | Second | 9`4" x 5`0" | 3pc Bathroom | Main | 9`5" x 5`0" |

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **2311657**

Zoning: **R-C1**

Remarks

| | |
|---------------------|--|
| Pub Rmks: | Welcome to the sought after community of Savanna! Backing onto Greenspace and a future site of a school!! Don't miss this Incredible opportunity to own a home with 2 Master Bedrooms upstairs plus a Main floor Full Bathroom. This beautiful home also features a chic Island, dining and large family room. The upstairs has Two Master Bedrooms both with Ensuites. It has a total of 4 Bedrooms upstairs and 3 Bathrooms upstairs plus Laundry Room and Bonus room! Call to book your private showing today or visit our showhome located at 549 Savanna Drive NE. |
| Inclusions: | N/A |
| Property Listed By: | eXp Realty |

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