



THE
A-TEAM

**RE/MAX
FIRST**

52 SAVANNA Grove, Calgary T3J0V6

MLS®#: **A2123284**

Area: **Saddle Ridge**

Listing Date: **04/15/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 09-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

Lot Sz Ar: **3,745 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,568**
Low Sqft:
Ttl Sqft: **2,568**

DOM

34

Layout

Beds: **6 (4 2)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Level,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
Family Room	Main	12`10" x 14`0"
Kitchen	Main	19`8" x 8`8"
Living Room	Main	20`8" x 20`9"
5pc Bathroom	Second	
Bedroom	Second	10`11" x 10`11"
Bedroom	Second	9`11" x 10`9"

Room	Level	Dimensions
Dining Room	Main	12`2" x 10`5"
Foyer	Main	10`10" x 10`10"
Spice Kitchen	Main	5`6" x 9`10"
4pc Ensuite bath	Second	
5pc Ensuite bath	Second	
Bedroom	Second	14`8" x 10`11"
Bonus Room	Second	17`4" x 13`8"

Laundry
Walk-In Closet
Bedroom
Kitchen
Storage

Second
Second
Basement
Basement
Basement

11`7" x 13`5"
9`2" x 8`10"

Bedroom - Primary
3pc Bathroom
Bedroom
Game Room
Furnace/Utility Room

Second
Basement
Basement
Basement
Basement

13`0" x 15`6"
11`6" x 13`5"
14`3" x 24`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1611281

Zoning:
R-1N

Remarks

Pub Rmks:

4 BEDROOMS | 2 MASTER BEDROOMS | SPICE KITCHEN | ILLEGAL BASEMENT SUITE | NEWLY RENOVATED | Nested within the esteemed community of Savanna in Saddleridge, this exquisite residence embodies a harmonious fusion of timeless sophistication and meticulous craftsmanship, boasting a generous 2568 square feet of living space. Step through the threshold to unveil an expansive, welcoming open-concept layout seamlessly integrating the living room, dining area, and kitchen. Sunlight streams through expansive windows, suffusing the interiors with a comforting glow, fostering an ambiance of warmth and hospitality. To the left of the foyer lies a sumptuous living area, meticulously appointed for both relaxation and entertainment, adorned with contemporary accents and finishes. The kitchen, the true heart of the home, is a culinary haven, featuring sleek and stylish design elements such as high-end stainless-steel appliances, quartz countertops, and abundant cabinetry, complemented by a convenient spice kitchen. This culinary sanctuary not only embodies functionality but also serves as a captivating focal point within the home. Offering six bedrooms and four full baths, including a luxurious master suite replete with a spacious layout, a walk-in closet, and an ensuite bathroom boasting a serene soaker tub strategically positioned by a large window overlooking the verdant yard, this residence exudes unparalleled comfort and refinement. An additional generously proportioned second master bedroom caters to the needs of larger families, ensuring ample space for all. Ascending to the upper level, you'll discover two more bedrooms accompanied by a capacious bonus room, providing versatile spaces ideal for various pursuits, whether it be a play area, a tranquil sanctuary, or a dedicated home office. The thoughtfully designed illegal basement offers two additional bedrooms, presenting an excellent opportunity for rental income. This property boasts an array of upgrades, including an enhanced elevation, 9-foot ceilings in the basement, custom cabinets throughout, and upgraded counter heights with double vanities, culminating in a residence of unmatched distinction. Conveniently situated with easy access to parks, schools, shopping centers, and transit, this exceptional home invites you to indulge in the finest offerings of Calgary living. Don't miss the chance to make this extraordinary abode your own and embark on a journey of unparalleled luxury and comfort.

Inclusions:
Property Listed By:

N/A
Real Broker

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











