



THE
A-TEAM

**RE/MAX
FIRST**

33 SAVANNA Row, Calgary T3J 0Y6

MLS® #: **A2123408**

Area: **Saddle Ridge**

Listing Date: **04/18/24**

List Price: **\$775,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **3,422 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,931**
Low Sqft:
Ttl Sqft: **1,931**

DOM

31
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard, Rectangular Lot**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Kitchen Island, Pantry, Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`7" x 12`0"
Pantry	Main	6`11" x 4`7"
Foyer	Main	8`5" x 5`9"
2pc Bathroom	Main	4`11" x 4`7"
Bedroom - Primary	Upper	13`11" x 11`11"
Bedroom	Upper	11`7" x 10`1"
Laundry	Upper	8`6" x 5`7"

Room	Level	Dimensions
Kitchen	Main	12`0" x 10`0"
Dining Room	Main	11`3" x 10`11"
Den	Main	10`11" x 9`5"
Bonus Room	Upper	13`11" x 11`11"
4pc Bathroom	Upper	8`6" x 8`3"
Bedroom	Upper	12`11" x 9`10"
4pc Bathroom	Upper	8`11" x 5`3"

Game Room 3pc Bathroom	Basement Basement	22`4" x 11`1" 7`5" x 4`11"	Bedroom Furnace/Utility Room Legal/Tax/Financial	Basement Basement	11`8" x 9`11" 21`2" x 8`2"
---------------------------	----------------------	-------------------------------	--	----------------------	-------------------------------

Title: Fee Simple Legal Desc:		Zoning: R-1N	
	1712423		Remarks

Pub Rmks:	Nestled in this vibrant community, Savanna offers an array of amenities; just minutes away are grocery stores like Savanna Grocery & Halal Meat, dining options such as Karahi King, and parks like Savanna Park. Educational needs are met by nearby Peter Lougheed School and Nelson Mandela High School, with convenient public transport options like the Saddletowne LRT station ensuring seamless connectivity. Experience the perfect blend of community convenience and comfortable living in Savanna. Schedule your visit today and find out why this property might just be your new dream home! This meticulously designed home boasts nearly 2000 sqft of living space above grade, plus a fully developed basement with separate entrance, allowing for a potential suite conversion (subject to city permit approval) with existing washer/dryer hookup and a wet bar. The main floor showcases high ceilings, a den/office ideal for remote work, and a kitchen equipped with stainless steel appliances, quartz countertops, and a walk-in pantry. Upstairs features three generously sized bedrooms and a versatile bonus room. Furniture is included, offering a move-in-ready experience, open for negotiation. Schedule your visit today and find out why this property might just be your new home
Inclusions: Property Listed By:	Furniture currently in the home is available to be included in the sale, subject to negotiation on the final sale price. eXp Realty

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









