



THE
A-TEAM

**RE/MAX
FIRST**

563 SAVANNA Landing, Calgary T3J 2H3

MLS®#: **A2124157**

Area: **Saddle Ridge**

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

List Price: **\$845,000**

Status: **Pending**

County: **Calgary**

Change: **-\$4k, 14-May**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,433 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,252**
Low Sqft:
Ttl Sqft: **2,252**

DOM

31
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,Private Yard**

Construction: **Aluminum Siding ,Stone**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Double Vanity,French Door,Pantry,Quartz Counters,Separate Entrance,Skylight(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`11" x 14`6"	Family Room	Main	15`4" x 14`4"
Dinette	Main	9`11" x 9`2"	3pc Bathroom	Main	9`1" x 5`0"
Bedroom	Main	8`10" x 9`10"	Kitchen	Main	9`10" x 13`5"
Bonus Room	Upper	12`4" x 11`4"	4pc Bathroom	Upper	8`9" x 5`0"
Bedroom	Upper	12`6" x 13`10"	Bedroom	Upper	12`5" x 15`11"

Bedroom - Primary
Walk-In Closet
Bedroom
4pc Bathroom

Upper
Upper
Basement
Basement

12`11" x 15`1"
12`0" x 5`5"
9`10" x 12`1"
8`9" x 5`0"

5pc Ensuite bath
Laundry
Bedroom
Game Room

Legal/Tax/Financial

Upper
Upper
Basement
Basement

12`0" x 11`2"
9`0" x 5`7"
13`6" x 13`5"
13`3" x 14`7"

Title:
Fee Simple
Legal Desc:

2011762

Zoning:
R-G

Remarks

Pub Rmks:

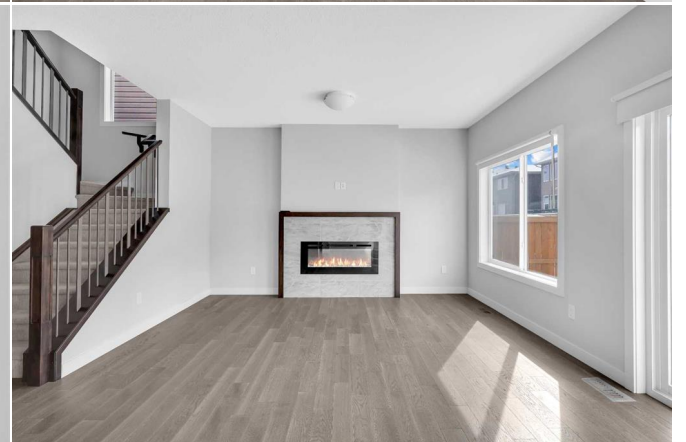
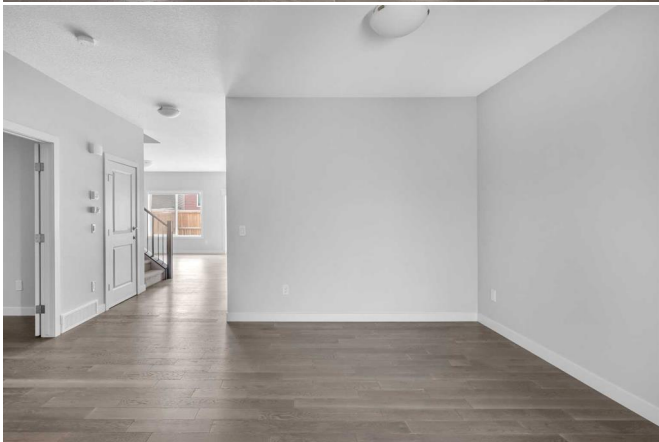
BACK IN THE MARKET DUE TO FINANCING **STUNNING DETACHED HOME | 4+2 Bed | 4 Bath | MAIN FLOOR BED & BATHH | LOADED WITH UPGRADES | LARGE LOT | IMMEDIATE POSSESSION.** Welcome to 563 Savanna Landing NE, where luxury meets functionality. This amazingly designed **FRONT ATTACHED GARAGE** home by Prominent homes has almost 3,200 sq feet of livable space. The open layout welcomes you, offering **MODERN UPGRADES** and meticulous attention to detail. The gourmet kitchen boasts a generous size, cabinets to ceiling, quartz countertops, high-end appliances, and designer features. Imagine entertaining in the spacious dining area, adjacent to the cozy family room with electric fireplace, separate **LIVING AREA** and large windows that invite natural light into the space. A convenient **MAIN FLOOR BED & FULL BATH** offers the perfect spot to accommodate extended family or home office. Upstairs, discover a roomy master suite - your retreat for unwinding after a long day - a lavish ensuite, and large walk-in closet. The brightly lit bonus room with **SKYLIGHT** is perfect for movie nights or cherished family time. Completing the upper floor are two additional spacious bedrooms with walk in closets, a practical laundry room, and a well-appointed main bath, ensuring comfort and convenience. The basement is finished with **Illegal Suite** has 9 Ft ceiling, 2-bedroom, kitchenette, rec area, full bathroom and separate laundry area. This house sits on large lot with **SOUTH BACKYARD** where you can enjoy sunlight throughout the day. Extra wide driveway can fit 3 vehicles. Located on a quiet street and close to all amenities including school, shopping, transit and quick access to Stoney Trail, Airport. All this with a remaining 10-year new home warranty. Don't let this slip away, call your favorite realtor to book a showing.

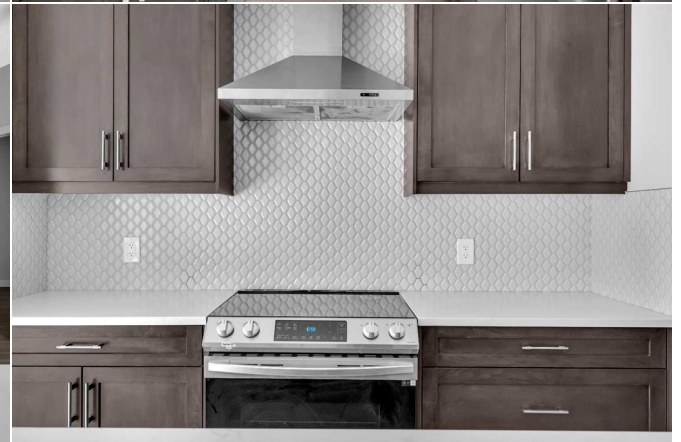
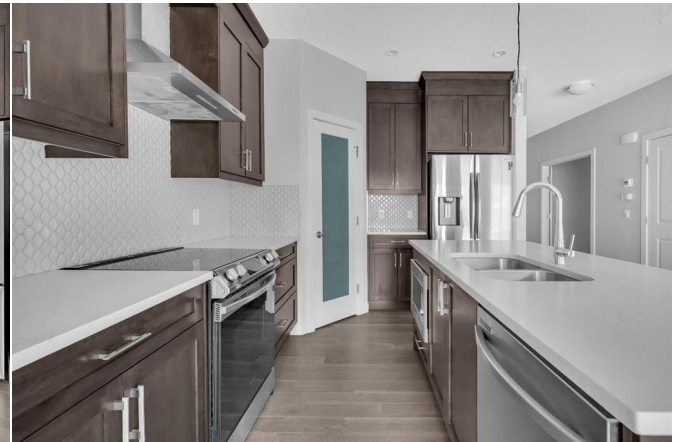
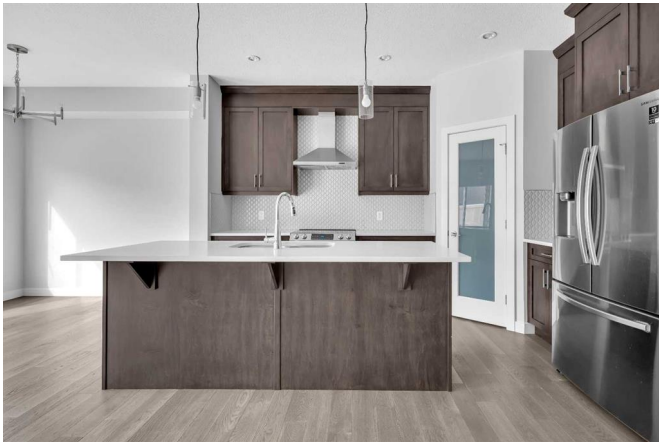
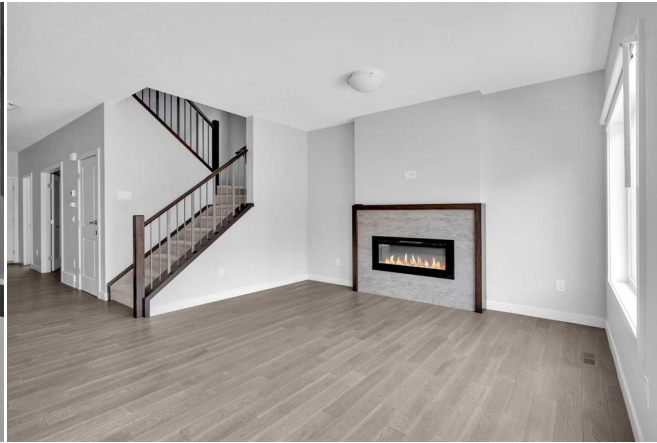
Inclusions:
Property Listed By:

None
eXp Realty

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













563 Savanna Landing NE, Calgary, AB

Upper Floor Exterior Area 1214.56 sq ft
Interior Area 1100.10 sq ft



0 5 10 ft

PREPARED: 2024/04/10

White regions are excluded from total floor area in GLIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

563 Savanna Landing NE, Calgary, AB

Main Floor Exterior Area 1037.71 sq ft
Interior Area 962.15 sq ft
Excluded Area 469.06 sq ft



0 5 10 ft

PREPARED: 2024/04/10

White regions are excluded from total floor area in GLIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

563 Savanna Landing NE, Calgary, AB

Basement (Below Grade) Exterior Area 920.93 sq ft
Interior Area 855.61 sq ft



0 5 10 ft

PREPARED: 2024/04/10

White regions are excluded from total floor area in GLIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.