



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**224 SAVANNA Terrace, Calgary T3J5P8**

MLS® #: **A2126664**

Area: **Saddle Ridge**

Listing Date: **04/26/24**

List Price: **\$639,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



**FRONT ELEVATION**

General Information

Prop Type:

**Residential  
Semi Detached (Half  
Duplex)**

Sub Type:

Finished Floor Area

City/Town:

**Calgary**

Year Built:

**2024**

Lot Information

Lot Sz Ar:

**3,021 sqft**

Lot Shape:

Abv Sqft:

**1,525**

Low Sqft:

Ttl Sqft:

**1,525**

Access:

Lot Feat:

Park Feat:

**Interior Lot  
Parking Pad**

DOM

**23**

Layout

Beds:

**4 (4 )**

Baths:

**3.0 (3 0)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

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,Electric Range,Refrigerator**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`3" x 11`11"</b>	<b>3pc Ensuite bath</b>	<b>Second</b>	<b>8`3" x 5`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>5`5" x 7`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`5" x 8`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`3" x 11`5"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>8`0" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`8" x 7`10"</b>			

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

Legal Desc:

**2310384**

**R-C1**

Remarks

Pub Rmks:

**Please visit the show home for further questions - Welcome to this Brand new home built by Award winning builder, Prominent Homes in the sought after community of Savanna! This Beautiful home features 4 Bedrooms, 3 Bathrooms including a Bedroom/Den and a Full Bathroom with a Shower on the Main Floor. It also features a Family Room with a beautiful Fireplace and a Kitchen with a nice size Island. The Upper floor has 3 Bedrooms including a nice size Primary Bedroom with a Large Walk in Closet, and Ensuite. The basement has a Separate Entrance and is ready for you to add your touch. Please visit the Prominent Homes Showhome located at 549 Savanna Drive or call to book your private showing today!**

Inclusions:

**N/A**

Property Listed By:

**eXp Realty**

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

