

## 269 SAVANNA Drive, Calgary T3J2H5

MLS®#: A2139571 Saddle Ridge Listing 06/08/24 List Price: \$880,000 Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



**General Information** 

Residential Prop Type: Sub Type: Detached

City/Town: Calgary Finished Floor Area 2024 Year Built: Abv Saft: 2,530 <u>DOM</u>

**Layout** 

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

4 (4)

4

2

4.0 (4 0)

2 Storey

20

Lot Information Low Sqft:

Lot Sz Ar: Ttl Sqft: 318 sqft 2,530

Lot Shape:

Access:

Lot Feat: Backs on to Park/Green Space, Rectangular Lot

Park Feat: **Double Garage Attached** 

**Utilities and Features** 

**Asphalt Shingle** Roof: **Forced Air** 

Heating: Sewer:

Ext Feat: Lighting Construction:

**Wood Frame** Flooring: Carpet, Tile

Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator

Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) Int Feat: **Utilities:** 

## **Room Information**

Inclusions: Property Listed By:		and Bonus room! Call to book your p			· · · · · · · · · · · · · · · · · · ·
Pub Rmks:	with 2 Master Bedro	oms upstairs Main floor Den that ca	n be used as a Bedroom, and Full	Bathroom plus a Spice Kitche	s this Incredible opportunity to own a home en! This beautiful home also features a chic drooms upstairs and 3 Bathrooms upstairs
g.:			Remarks		
Legal Desc:	2311657				
Fee Simple		R-C1			
Title:		Zoning:			
			Legal/Tax/Financial		
3pc Bathroom	Main	9`10" x 5`0"	3pc Bathroom	Second	9`1" x 5`11"
Bedroom 5pc Ensuite bath	Second Second	11`0" x 10`3" 10`5" x 10`4"	Bedroom 4pc Bathroom	Second Second	11`0" x 10`0" 10`3" x 5`0"
Room	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>

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