



THE A-TEAM

RE/MAX FIRST

52 SAVANNA Grove, Calgary T3J0V6

MLS@#: A2140753 Area: Saddle Ridge Listing 06/12/24 List Price: \$899,888
Status: Active County: Calgary Change: -\$12, 25-Jun Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2016
Finished Floor Area
Abv Sqft: 2,568
Low Sqft:
Ttl Sqft: 2,568
Lot Sz Ar: 3,745 sqft
Lot Shape:

DOM

18
Layout
Beds: 6 (4 2 )
Baths: 4.5 (4 1)
Style: 2 Storey

Access:
Lot Feat: Back Yard, Rectangular Lot
Park Feat: Double Garage Attached

Parking
Ttl Park: 4
Garage Sz: 2

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, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer
Int Feat: Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Bathroom, Family Room, Kitchen, Living Room, etc. with their respective levels and dimensions.

Laundry  
Walk-In Closet  
Bedroom  
Kitchen  
Storage

Upper  
Upper  
Basement  
Basement  
Basement

11'6" x 13'5"  
9'2" x 8'10"

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

Upper  
Basement  
Basement  
Basement

13'0" x 15'6"  
11'7" 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:

**Basement Appliances: Stove, Hood-Fan, Washer/Dryer, Refrigerator, Microwave  
Real Broker**

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











