

33 SAVANNA Common, Calgary T3J0V8

MLS®#: **A2145862** Area: **Saddle Ridge** Listing Date: **07/01/24** List Price: **\$939,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2016** Abv Sqft: **3,086**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,745 sqft** Ttl Sqft: **3,086**
 Lot Shape:

DOM

6
Layout
 Beds: **7 (5 2)**
 Baths: **4.5 (4 1)**
 Style: **3 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Cleared,Interior Lot,Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Ext Feat: **Garden,Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Built-In Range,Dishwasher,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`0"	Dining Room	Main	12`5" x 10`1"
Family Room	Main	12`10" x 14`0"	Kitchen	Main	12`5" x 12`2"
Living Room	Main	12`7" x 10`1"	Spice Kitchen	Main	8`7" x 5`6"
5pc Bathroom	Upper	8`10" x 8`7"	5pc Ensuite bath	Upper	8`11" x 11`2"
Bedroom	Upper	10`1" x 11`4"	Bedroom	Upper	10`11" x 9`8"
Bedroom	Upper	10`11" x 9`11"	Bonus Room	Upper	12`2" x 14`6"
Bedroom - Primary	Upper	12`7" x 16`0"	4pc Bathroom	Third	8`5" x 5`0"

Bedroom
Bedroom
Bedroom
Living Room

Third
Basement
Basement
Basement

13`1" x 20`1"
11`9" x 13`3"
11`7" x 13`3"
16`1" x 13`5"

3pc Bathroom
Den
Kitchen

Basement
Third
Basement

8`0" x 5`1"
13`0" x 14`9"
9`1" x 9`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

1513189

Remarks

Pub Rmks: **Charming 3 story home nestled in Savanna with over 4000 SQFT of living space. This home has been meticulously maintained throughout the years. Featuring 7 BEDROOMS and 5 BATHROOMS including 2 bedroom basement suite(illegal) with separate entrance. Step inside to discover a spacious OPEN CONCEPT MAIN FLOOR with beautiful hardwood floors, 2 living areas and a gas fireplace. The large living room is great for entertaining. The chef's kitchen is complemented by an oversized granite island, a stainless steel apron-front sink, built-in appliances and ample counter and kitchen cabinets providing lots of storage options and a spice kitchen. The highlight is the abundance of natural light throughout, creating a warm and inviting environment. The second level features 4bedrooms, including a great size master bedroom with 5 pc Ensuite bathroom and another 5 pc common bathroom.The third floor consists of a bedroom, a living room and 4 pc full bath. The backyard is definitely an oasis for outdoor enthusiasts! It features LARGE DECKS & A CHARMING GAZEBO. You couldn't ask for a better space for relaxing, bbq's, family gatherings and more!! The large DOUBLE-ATTACHED GARAGE and front yard landscaping is breath taking. The home is equipped with gemstone lighting, a 5 ton central air conditioning, stamped concrete, extensive landscaping. Conveniently located with close proximity to school, parks, Savanna bazar market. Don't miss out on this exceptional opportunity in SAVANNA, Whether you're looking to invest or settle down, this home has everything you need and more. Book your viewing appointment today!**

Inclusions: **Basement appliances: Range, hood fan, dishwasher, refrigerator**
Property Listed By: **RE/MAX iRealty Innovations**

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













