

**66 SAVANNA Rise, Calgary T3J 5P3**

MLS®#: **A2153106** Area: **Saddle Ridge** Listing Date: **08/02/24** List Price: **\$649,900**  
 Status: **Pending** County: **Calgary** Change: **-\$19k, 09-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **3,261 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **City Lot,Corner Lot**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **1,605**  
 Low Sqft:  
 Ttl Sqft: **1,605**

DOM

**47**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Vinyl Plank**  
 Sewer: Ext Feat: **Private Entrance** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`11" x 16`3"	Dining Room	Main	12`11" x 8`7"
Kitchen With Eating Area	Main	14`2" x 12`10"	Flex Space	Main	5`7" x 6`0"
2pc Bathroom	Main	4`8" x 5`2"	Bedroom - Primary	Main	12`11" x 11`3"
Bedroom	Upper	9`2" x 10`0"	Bedroom	Upper	9`4" x 9`11"
Bonus Room	Upper	11`9" x 9`11"	4pc Ensuite bath	Upper	5`7" x 7`11"
4pc Bathroom	Upper	4`11" x 7`11"	Laundry	Upper	3`3" x 3`6"
Entrance	Main	6`0" x 7`3"	Mud Room	Main	5`8" x 5`3"

Walk-In Closet

Upper

5`8" x 5`5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2310384

Zoning:

R-Gm

Remarks

Pub Rmks:

**| BRAND NEW | NEVER LIVED IN| HIGH AMENITY NEIGHBOURHOOD | SEPERATE SIDE ENTRANCE | DOUBLE DETACHED GARAGE | Be the first to enjoy this stunning, brand-new duplex, built in 2024! Situated in the vibrant community of Savanna Saddle Ridge, this corner unit features 3 bedrooms with a bonus room, 2 and a half washrooms with a double detached garage and a side, separate entrance to the basement combines modern style with everyday comfort, offering you a fresh start in a high-amenity neighbourhood. Step inside to discover a beautifully designed open floor plan that features a spacious living room and dining area, ideal for family gatherings and entertaining guests. The contemporary kitchen is a chef's dream, complete with a practical island with quartz countertops, a convenient pantry, and top-of-the-line stainless steel appliances such as Built-In microwave and Chimney Hood Fan and full height cabinets perfect for all your culinary creations. Additionally, this level offers a versatile flex room that you can tailor to your personal preferences—whether it's your dream office, a creative studio, or a cozy retreat. The main level also includes a convenient two-piece bathroom and a practical mudroom, adding to your daily comfort and functionality. Head upstairs to find three well-sized bedrooms, each thoughtfully designed to accommodate your needs. The primary bedroom is a private retreat, boasting a luxurious 4-piece ensuite bathroom and a generous walk-in closet, providing ample space for your wardrobe and accessories. The two additional bedrooms are comfortably sized, making them perfect for family members, guests, or a home office. Plus, the convenience of a 4-piece bath on this floor ensures easy access for all occupants. Additionally, a dedicated laundry area on this floor further adds to the convenience of daily living. The basement although unfinished, offers separate entrance with two windows , 9 feet ceiling and is a blank canvas awaiting your creative vision. Whether you envision a home theatre, a gym, or a playroom, this space offers endless possibilities for customization to suit your lifestyle. Ideally located close to public transit, shopping centres, schools, and dining options, this home offers easy access to all the amenities you need. Don't miss the chance to make this brand-new duplex your new home. Schedule a viewing today and experience modern living at its finest! Please note that the double detached garage shown in the picture is a virtual representation. You can review the garage specifications document in supplements.**

Inclusions:

Property Listed By:

N/A

RE/MAX House of Real Estate

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









